



Weston Avenue  
Leighton Buzzard, LU7 4QY

Guide Price £315,000



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We are delighted to offer for sale with no upper chain this two double bedroom semi-detached family home, located in this popular residential setting, within walking distance of sought after schooling, local shops and amenities and the picturesque Pages Park. The property provides spacious accommodation with further potential to extend (STPP), and comprises: Entrance hallway, lounge, kitchen/dining room, two generous double bedrooms and a family shower room. Additional benefits include double glazing, gas heating, generous rear garden and driveway parking. Viewing is highly recommended.

## Location:

## Ground Floor:

You enter into a welcoming entrance hall with doors through to a comfortable lounge and the kitchen/diner. The lounge has ample room for seating and relaxing in the evening, with dual aspect windows, allowing for an ambiance of light to flow through seamlessly. The kitchen is well laid out with a range of fitted units and space for appliances, enjoying views over the rear aspect. Through the archway is the dining room which has ample space for a range of furniture.

## First Floor:

To the first floor, the property offers two well-proportioned double bedrooms, both benefiting from natural light and flexibility for bedroom, guest or home office use. The accommodation is completed by a modern family shower room fitted with a white suite and comprises of a low level WC, vanity hand wash basin and shower cubicle.

## Outside:



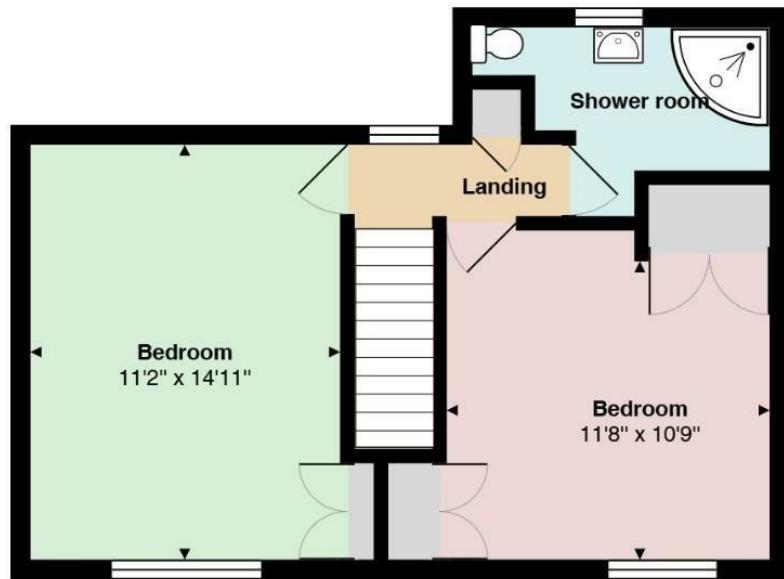
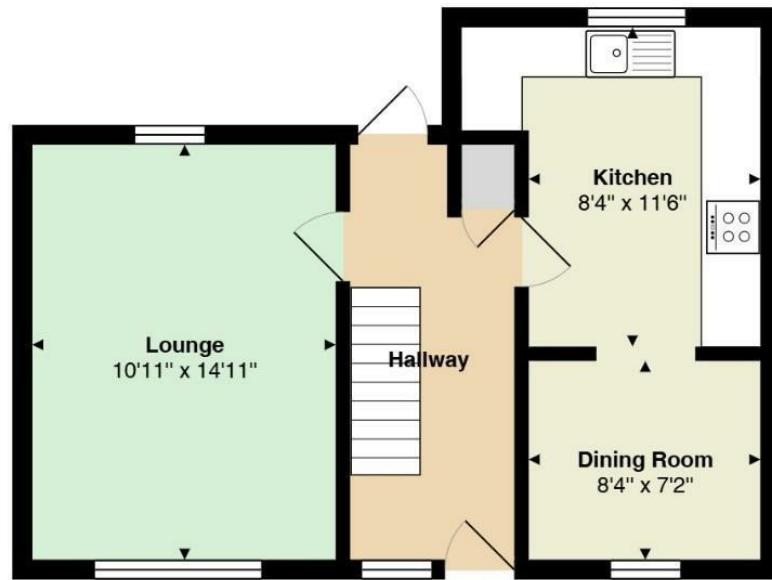


Outside, the property benefits from private rear garden space, providing an ideal area for outdoor seating, entertaining or gardening, with scope for further personalisation. The front of the property offers additional outdoor space typical of this style of home with a driveway for multiple cars.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 881 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.