



Millbank

Leighton Buzzard, LU7 1AS

Price £425,000



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QUARTERS

YOUR NEXT MOVE



## Millbank

Leighton Buzzard, LU7 1AS

We are delighted to offer for sale this four bedroom link-detached family home located in this sought after road and within walking distance to the town centre. The property offers spacious accommodation comprising: Entrance hall, cloakroom/WC, lounge, dining room, kitchen, store/garage, four bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, south-westerly facing rear garden and driveway parking. Viewing is highly recommended.

### Location:

The quiet residential location of Millbank boasts a variety of family homes within a cul-de-sac location, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities, restaurants and regular market. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 15 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Ground Floor:

Enter via a double glazed front door into the hallway which provides access to the WC, lounge and stairs to the landing. A door opens into the spacious lounge which is bright and airy, comfortably accommodating a variety of living room furniture. There are double glazed sliding doors opening to the patio, and the open plan living provides access to the dining area and kitchen. The dining area is open to the lounge and kitchen and provides ample space for a family sized dining table. The kitchen is well proportioned and fitted with a generous range of wall and base level units which provide plenty of storage. There is further space for white goods to suit all needs.







### First Floor:

The first floor landing provides access to the bedrooms, family bathroom and loft space, plus there is a built-in airing cupboard. A double glazed window introduces plenty of natural light. The master bedroom is a good sized double room with built-in wardrobes and plenty of room for additional furniture to suit all needs. Bedroom two is also a generous double room, benefiting from a front aspect window ensuring plenty of light into the room throughout the day. The third and fourth bedrooms are both comfortable single bedrooms, equally suitable for use as a home office, if required. The family bathroom has been refitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and walk in shower. The room is finished nicely with complimentary tiling to the floor and walls.

### Outside:

To the front of the property is a path leading to the front door. Set off to the side of the property is a store room which was a garage previously with driveway parking space to the front. This space benefits from power and light. The south westerly facing rear garden is laid to patio with a mature shrub border. A courtesy door connects the store (former garage), and there is also a front/rear access gate.



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: 1123 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.

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