Waterdell

Leighton Buzzard, LU7 3PH

Offers In Excess Of £375,000

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QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this extended three bedroom semi-detached family home located in the highly sought after Brooklands area and situated on an excellent plot. The property is presented to the market in excellent order with bright and spacious accommodation comprising: Entrance porch, hallway, 20ft lounge, 19ft dining/family room, refitted kitchen, refitted bathroom, utility and three bedrooms. Additional benefits include double glazing, gas heating, impressive landscaped rear garden, garage and driveway parking. Viewing is highly recommended.

Location:

Waterdell is situated on the highly sought after Brooklands development and remains an exceptionally popular location for families looking for popular schooling, good transport links, local parks and shops, whilst remaining reasonably close to the historic market town centre. The town centre provides a range of shops, restaurants and bars, as well as the regular market. 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. Additionally, the mainline train station provides regular trains to London Euston in as little at 30 minutes.

Ground Floor:

Enter via a composite front door into the porch. There is plenty of space to hang coats, and a door into the entrance hall, which has a tiled floor and provides doors to the lounge, dining/family room, kitchen and bathroom, as well as stairs leading to the first floor. The generous lounge is laid to wood effect flooring with ample space for a wealth of living room furniture. The extended dining/family room also offers ample space, with views to the rear garden and a tiled floor among its features. The kitchen has been refitted with modern wall and base level units, and there is an integrated fridge, freezer, double oven and gas hob with hood over. The bathroom has been recently refitted with a four piece suite comprising of a low level WC, bidet, pedestal wash hand basin and shower cubicle, with complimentary tiling providing a fine finish. At the end of the bathroom, the vendors have created a utility room with space and plumbing for a washing machine.

First Floor:
The landing provides access to the loft and three bedrooms. The largest of the first floor rooms faces the front aspect, is laid to wood effect flooring and features two built in wardrobes. Both the two rear facing bedrooms are also laid to wood effect flooring and enjoy pleasant views to the rear. Bedroom two also houses a modern central heating boiler.

Outside:
To the front of the property, the vendors have redone the block paved driveway, which provides ample parking for two cars and extends to the garage and front door. There is also gated side access to the rear garden. The rear garden is a further outstanding feature of this excellent family home, thoughtfully landscaped to provide paved and gravelled patio areas, a good sized vegetable patch with greenhouse in situe, and ample lawn with mature shrubbery to the borders.

Garage:
The garage is accessed via an up and over garage door. There is power and lighting plus mezzanine for additional storage.

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: 1325 ft²

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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