



Waterdell

Leighton Buzzard, LU7 3PH

Price £375,000



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QUARTERS

YOUR NEXT MOVE

# Waterdell

Leighton Buzzard, LU7 3PH

Quarters are delighted to offer for sale this extended three bedroom semi-detached family home, situated in the popular residential area of Waterdell, Leighton Buzzard. The property offers versatile living accommodation across two floors, with generous internal space and a lengthy private rear garden. Located within walking distance of local amenities and schools, and with excellent road links nearby, this property is ideal for a range of buyers seeking a practical and spacious home. 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 as 30 minutes.

## Ground Floor:

The property is entered via a centrally positioned side door which opens into a welcoming hallway. To the front is a bright and spacious extended lounge, ideal for entertaining or relaxing. Opposite the entrance is a ground floor shower room, offering added convenience for families or guests. Ahead, the hallway opens into a generous open plan kitchen/dining/family room, offering superb flexibility of use. The kitchen area is fitted with a range of wall and base level units with work surfaces over and includes integrated appliances such as a fridge freezer, double oven, and hob with hood, alongside spaces for a washing machine and dishwasher. One end of the room is currently used as a study area, while the other end provides a generous dining space with sliding doors opening onto the rear garden. A courtesy door also leads to the side of the property.





#### First Floor:

The first floor landing gives access to three bedrooms and the family bathroom. There are three well-proportioned bedrooms making this an excellent choice for growing families. The family bathroom is fitted with a three piece suite including a low level WC, pedestal wash hand basin and panel bath.

#### Outside:

To the front of the property is a generous driveway providing off-road parking for multiple vehicles, with a gated passage to the side offering access to the garage, which is fitted with an up and over door. At the rear of the garage is a separate store, ideal for garden equipment or workshop use. The rear garden is a real highlight, offering a spacious lawn, two paved patio areas, and a selection of fruit trees and mature shrubbery which combine to create a private and well-stocked outdoor retreat.



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



## 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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