



Hadrian Crescent  
Leighton Buzzard, LU7 4EJ

Guide Price £399,995



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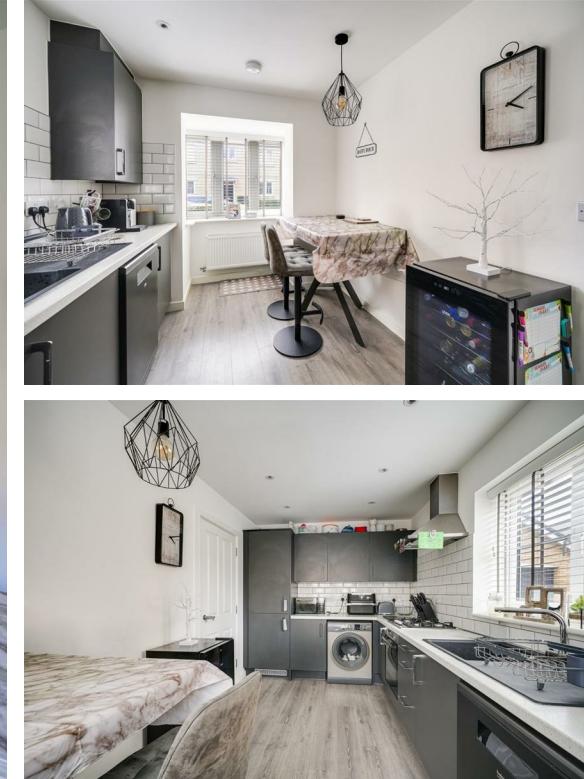
We are delighted to offer for sale this modern three bedroom family home located on the Leston Mews development on the outskirts of Leighton Buzzard. The property is presented to the market in excellent order with accommodation comprising: Entrance hall, cloakroom/WC, kitchen/diner, lounge, two bedrooms and a family bathroom to the first floor, and a generous master bedroom and en-suite to the second floor. Additional benefits include double glazing, gas central heating, landscaped rear garden, garage and driveway parking for two cars. Viewing is highly recommended.

## Location:

The highly desirable location of Hadrian Crescent lies on the thoughtfully planned residential Leston Mews development, built by Bellway Homes in 2020. This location enjoys a close proximity to multiple local shops, green spaces and play areas, and is within catchment of sought after schooling. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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 composite door into the hallway, which provides access to the kitchen/diner, lounge and cloakroom/WC, as well as stairs to the first floor with built in storage under. The kitchen/diner is fitted with a range of stylish wall and base level units, an integrated fridge/freezer, hob and oven and there is ample space for a dining table and space for a range of white goods. The lounge spans the rear of the property and enjoys views to the rear of the private landscaped garden.

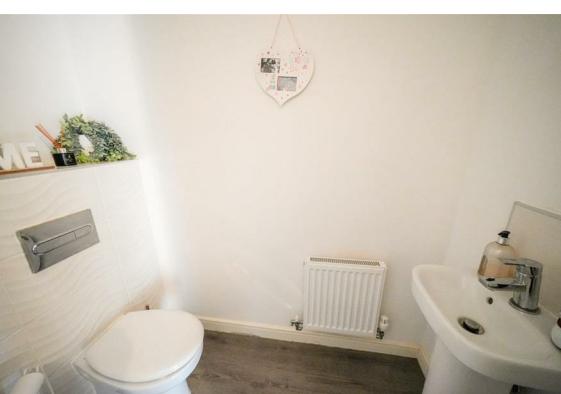




**First Floor:**  
The first floor landing provides access to two bedrooms and the family bathroom. The larger of the two bedrooms faces the rear aspect and features ample space for a range of bedroom furniture. Fitted wardrobes provide extra storage space. A smaller double bedroom faces the front aspect and would provide ample space for a range of bedroom furniture. A family bathroom completes the first floor and is fitted with a three-piece suite, including low-level WC, Pedestal wash hand basin and panel bath. At the end of the landing a door leads to an area which could potentially be used for a desk space, with stairs leading up to the second floor.



**Second Floor:**  
The second floor is home to a generous bright and spacious master bedroom, with plenty of space for a range of bedroom furniture and includes built in wardrobe. A door leads to an en-suite shower room, which is fitted with a low level WC, Walk in shower cubicle and pedestal wash hand basin.



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: 1117 ft<sup>2</sup> (excluding garage)

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.