



Rectory Close
, Slapton, LU7 9BZ

Offers In Excess Of £400,000



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QUARTERS
YOUR NEXT MOVE

Rectory Close

, Slapton, LU7 9BZ

Quarters are delighted to offer for sale this four double bedroom family home located in the highly sought after Buckinghamshire Village of Slapton, benefitting from catchment for Cheddington and Aylesbury Grammar schools. The property has been subject to improvement by the current owners and is presented to the market in excellent order with spacious accommodation comprising: Entrance hall, refitted cloakroom/WC, refitted kitchen, generous lounge/dining room, family room, four double bedrooms and a refitted family bathroom. Additional benefits include double glazing, low maintenance landscaped rear garden and driveway parking. Viewing is highly recommended.

Location:

The Buckinghamshire village of Slapton is situated between the popular market towns of Leighton Buzzard and Tring. Within the village there is a 13th century Holy Cross Church, Bury Farm Equestrian Centre as well as the village hall and recreation ground. A variety of public footpaths provide excellent walks around the surrounding countryside, one leading directly onto the Two Ridges Link. Slapton falls within sought after school catchment including Cheddington Combined School and the highly sought after Aylesbury Grammar schools, as well as the increasingly popular Cottesloe School. The village is approximately four miles from Leighton Buzzard mainline station which provides trains to London Euston in as little as 30 minutes. Rectory Close is a cul-de-sac which enjoys an excellent community spirit in this desirable location.

Ground Floor:

Enter via a UPVC front door into the spacious hallway. A wood effect Karndean flooring runs through into the lounge/dining room at the rear of the property. Doors off the hallway also lead into the kitchen, family room and a refitted cloakroom/WC, and there are stairs leading to the first floor with a built in cupboard under. The kitchen has been refitted to a high standard and provides a wealth of storage and work surface space. The thoughtfully planned layout includes a breakfast bar and a range of integrated appliances include two full height fridge freezers, double oven, washing machine, dishwasher and hob with hood over. The impressive 24ft lounge/dining room runs across the rear of the property and allows for a range of living room and dining furniture. This bright and spacious room enjoys double glazed sliding doors providing pleasant views of the rear garden. The former garage has been converted to provide an additional 16ft reception room which could be used for a variety of purposes such as a family room or home office space.





First Floor:

From the landing there are doors to the bedrooms and family bathroom, as well as access to the loft. There are four good sized double bedrooms providing ample space for families of all ages, whilst the master bedroom also includes a built in shower cubicle. The family bathroom has refitted to a high standard and includes a three piece suite comprising of a low level WC, vanity wash hand basin and a panel bath with shower over.

Outside:

To the front of the property is a well maintained lawn with mature shrub borders, and a paved driveway and paved extending to the front door and rear access gate. The rear garden has been thoughtfully landscaped by the current owners and now provides a generous artificial lawn area, a raised decking patio and a range of shrubbery to the raised borders. To the side of the property there is ample storage space.



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: 1364 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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