



Danes Way  
, Leighton Buzzard, LU7 3LS

Price £380,000



 **QUARTERS**  
YOUR NEXT MOVE



## Danes Way

, Leighton Buzzard, LU7 3LS

Quarters are delighted to offer for sale with no upper chain this double storey extended four bedroom detached family home located in this mature residential setting and within catchment of popular schooling. The property is presented to the market in excellent order and provides approximately 1200 sq ft of bright and spacious living accommodation comprising: Lounge, family room, study, refitted kitchen/dining room, shower room/WC, four bedrooms and a refitted family bathroom. Additional benefits include double glazed windows, gas heating, landscaped rear garden and driveway parking. Viewing is highly recommended.

### Location:

Danes Way is situated off the popular Hockliffe Road area and remains a great location for families looking for sought after schooling, good transport links, local parks and shops, whilst remaining walking distance of 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. 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 into the 15ft family room which would be suitable for a range of purposes such as a dining area, and on the right is a study, which looks out to the front aspect. The family room is open to the 19ft lounge which has plenty of space for a range of furniture. Bi-folding doors to the garden provide pleasant views and bring plenty of light into the room. An opening leads through to the kitchen/dining room, and there is also a door to the hallway, which has stairs to the first floor, and a door to the refitted shower room. The kitchen/dining room has been refitted with a generous range of units allowing for ample storage, an array of integrated appliances and a wealth of work surface. The dining area has space for a family sized table plus a door to the rear garden.

#### First Floor:

The landing is centrally located and has doors to the four bedrooms and family bathroom. There is a bedroom in each corner of the house, three of which are double rooms and the fourth being an L-shaped single bedroom. The master bedroom benefits from the front extension to provide a good sized dressing area. The family bathroom is fitted with three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath, with complimentary tiling to water sensitive areas.

#### Outside:

To the front of the property is a block paved driveway which extends to the front door with storm porch over. To the side is a built in storage cupboard and gated access to the rear. The landscaped rear garden enjoys plenty of sunlight throughout the day. There are paved and gravelled patio areas with the remainder laid mainly to lawn.



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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)