



Garden Hedge

Leighton Buzzard, LU7 1DJ

Price **£300,000**



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We are delighted to offer for sale this three bedroom semi-detached home, situated within walking distance of local shops, amenities and the Town Centre. The property is presented to the market in need of modernisation, with ample space to extend (STPP) and well proportioned accommodation comprising: Entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Additional benefits include double glazing, gas heating, car port and generous rear garden with additional outside storage area. Viewing is highly recommended to appreciate the potential.

Location:

Garden Hedge is situated centrally and within walking distance of the historic Market Town Centre. This property is ideally placed for local conveniences stores, restaurants and take-aways. The vibrant Town Centre provides a host of further amenities in a historic setting. There are a variety of popular schools locally, and so this area is favoured by families of all ages. 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:

Enter via the front door into the well portioned hallway which provides access to the lounge and first floor via the stairs. The generous lounge enjoys views of the front garden, there is ample space for furniture to suit all needs. A door leads through to the dining room. The dining room is off the kitchen and is a great space for a bite to eat with easy access to the kitchen via the door. The kitchen has a range of wall and base line units with a door leading to the lobby which has two good sized storage cupboards. A door leads to the rear garden.





First Floor:

The landing provides access to all three bedrooms and family bathroom. There is two double bedrooms, one is to the rear and enjoy views of the generous rear garden with a further double bedroom to the front and there is ample space for furniture to suit all needs with a built in storage cupboard. A single bedroom is also to the front and would make an excellent study if required. The family bathroom completes the upstairs and comprises of a low level WC, vanity hand wash basin and panel bath.

Outside:

To the front is a good sized paved driveway for multiple cars with a paved pathway leading to the front door. A car port is to the side and you can easily access the property via this. The generous rear garden is a fantastic space. there is scope for extending as well as making additional patio areas. It is mostly laid to lawn with mature shrubs and borders. A paved patio sits to the front and provides excellent space for entertaining.

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: 893 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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