

Russell Way

Leighton Buzzard, LU7 3NG

Offers In Excess Of £370,000

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QUARTERS
YOUR NEXT MOVE

Russell Way

Leighton Buzzard, LU7 3NG

We are delighted to offer for sale with no upper chain this three bedroom semi-detached family home located in this highly sought after residential setting which is within walking distance to the town centre and catchment for popular schooling. The property is requiring some finishing touches and provides spacious accommodation comprising: Entrance hallway, open plan refitted kitchen/dining room/living room, utility room, bathroom, upstairs WC and three generous bedrooms. Additional benefits include gas heating, generous front garden, south-westerly facing rear garden, driveway parking for multiple cars, carport and a garage. Viewing is highly recommended.

Location:

The Brooklands area of Leighton Buzzard has remained popular since it's inception, providing generous family homes in a mature residential setting. The properties here benefit from numerous popular local schools within walking distance, as well as local shops and amenities. Furthermore the area remains within walking distance of the Market Town Centre, and Mainline Train Station, with trains to London Euston in as little as 30 minutes. The town also boasts excellent transport links by road, with the nearby A5 providing access to the nearby towns of Milton Keynes and Aylesbury, and Junction 11A of the M1 providing a route to London and beyond. 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.

























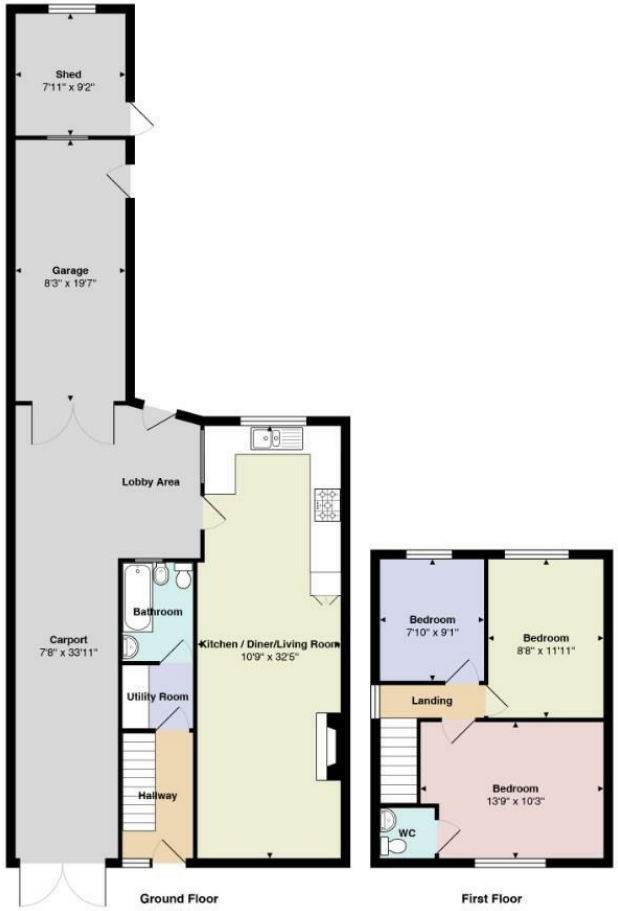
Ground Floor:
Upon entering, you are welcomed into a spacious entrance hallway, providing access to all ground floor rooms. The heart of the home is undoubtedly the impressive open-plan kitchen, dining and living space. Designed with modern family life in mind, this superb room creates a light and sociable environment, perfectly suited to both relaxed evenings and entertaining guests. The kitchen is well positioned within the space, creating a natural connection between cooking, dining and everyday living. There is a rear door which leads though to the lobby/ garage with access to the rear garden. The ground floor is further enhanced by a useful utility room, a well-appointed family bathroom comprising of a low level wc,

First Floor:
To the first floor are three well-proportioned bedrooms, offering flexibility for family living, guests or home working. The master bedroom benefits from a convenient WC and the space can easily accommodate a range of furniture to suit all needs. Two further bedrooms enjoy views of the rear garden and are both well proportioned, making an ideal choice for families.

Outside:
To the front of the property is a driveway extending to the carport and front door. The remainder of the garden is large mainly to shingle, and could be put to use to add additional parking, if desired. At the end of the car port is a garage which is supplied with power and lighting. The rear garden is south westerly facing which ensures the property is flooded with sunlight throughout the day. A generous patio area extends from the back of the property which presents an excellent spot for entertaining. A path leads to the end of the shingled garden where there is a greenhouse. Off the back of the garage is a good sized brick store.

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: 843 ft² (excluding carport, garage, shed)

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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