



Stanbridge Road
Leighton Buzzard, LU7 4QW

Price **£475,000**



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We are delighted to offer for sale with no upper chain this spacious and extended four bedroom semi-detached family home, situated on this ever popular road, within easy walking distance of local shops, amenities and sought after schooling. The property is presented to the market in immaculate order, and offers generous accommodation comprising: Entrance hall, lounge, boot room, cloakroom/WC, stunning open plan kitchen/dining/family room, four bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, driveway parking and generous south facing rear garden. Viewing is highly recommended.

Location:

Stanbridge Road remains an exceptionally popular location for first time buyers and families looking for popular schooling, good transport links, local parks and shops, whilst remaining close to the historic market town centre. 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:

The front door opens into the entrance hall which features stairs leading to the first floor and a door to the lounge. A stylish wood effect vinyl flooring flows throughout the ground floor, providing a premium and consistent look and feel. The lounge sits to the front of the property and retains a wealth of character, centred around a wood burning stove which provides both warmth and a cosy focal point. From here, there is access to a cloakroom/WC and a practical boot room with additional storage, side access and space for everyday family life. The real heart of the home lies to the rear, where a beautifully extended kitchen/breakfast/family room spans over 23 feet. Flooded with natural light from roof lanterns and expansive bi-fold doors, this space seamlessly connects indoor and outdoor living. The kitchen is fitted with a stylish range of base units topped with quartz work surfaces, complemented by a butler sink within a large central island. Integrated appliances and underfloor heating enhance the sense of modern luxury, while ample space allows for dining and relaxing with views across the garden. The room also benefits from underfloor heating.





First Floor:

The first floor offers two well-proportioned bedrooms, both enjoying plenty of natural light and flexibility for family use, guests or home working. The family bathroom is fitted with a modern suite including a panelled bath with shower over, wash hand basin and WC, finished with contemporary tiling to water sensitive areas. Stairs rise from the landing to the second floor.

Second Floor:

The loft conversion provides further excellent accommodation, creating a generous master bedroom with a Juliet balcony, built-in eaves storage and a stylish en-suite shower room. Also on this floor is an additional bedroom, ideal as a child's room, home office or dressing room to the master, benefiting from Velux windows and further eaves storage.

Outside:

To the front, a shingled driveway provides off-road parking for two/three vehicles, bordered by mature planting. The rear garden enjoys a desirable southerly aspect, ensuring plenty of sunlight through the day, and is mainly laid to lawn with a patio seating area, power points, side access and a summer house, all framed by established shrubs and trees to create a private and enjoyable outdoor 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: 1205 ft² (excluding eaves storage)
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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