



Windermere Gardens  
Leighton Buzzard, LU7 2QP

Offers In Excess Of £300,000



 **QUARTERS**  
YOUR NEXT MOVE



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Quarters are delighted to offer for sale with no upper chain this beautifully presented two bedroom terraced home, ideally situated in the highly sought after Linslade area and within walking distance of the mainline train station, local shops, and excellent schools. The property has been exceptionally well maintained by the current owners and offers spacious and well-proportioned accommodation, making it an ideal purchase for first time buyers, commuters or those looking to downsize. Highlights include a generous entrance hall, shaker-style kitchen, spacious lounge/diner, two double bedrooms with built-in wardrobes, a refitted family bathroom, landscaped south-westerly-facing garden, and a garage with parking. Viewing is highly recommended.

## Location:

Coniston Road remains a popular and sought after residential cul-de-sac in desirable Linslade, and boasts a range of family homes. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for first time buyers, families, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy, and there is a local convenience store just a minutes walk away. 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. 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 welcoming entrance hall sets the tone for this charming home, offering a spacious first impression with vinyl flooring and stairs leading to the first floor. There is ample space for storage beneath the staircase, ideal for coats and shoes. To the right, the kitchen is fitted with a modern range of shaker style wall and base level units with roll-edged work surfaces and tasteful tiled splashbacks. Integrated appliances include a fridge freezer, dishwasher, oven and hob with hood over, while space is provided for a washing machine. The lounge/diner spans the full width of the property at the rear, with the same stylish vinyl flooring flowing through from the entrance hall. This bright and airy space offers plenty of room for both seating and dining areas, with a double glazed door providing access to the south-westerly-facing garden.







#### First Floor:

Upstairs, the landing provides access to all rooms and includes a built-in airing cupboard housing the central heating boiler, as well as access to the loft. Both bedrooms are generous doubles and benefit from dual built-in wardrobes, with the master bedroom enjoying a peaceful rear aspect overlooking the garden. The family bathroom has been refitted with a stylish three-piece suite comprising a low level WC, vanity wash hand basin and panel bath with shower over, complemented by tiling to water sensitive areas.

#### Outside:

Externally, the front garden is neatly presented with a lawn and pathway to the front door. The rear garden is west-facing and offers a private and sunny retreat with a paved patio area, a well-kept lawn, and neatly maintained shrub borders. A rear access gate opens onto a footpath and nearby green space, ideal for those who enjoy walking or need easy rear access. The property further benefits from a garage located nearby, with a driveway providing off-road parking in front.



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: 654 ft<sup>2</sup> (excluding garage)

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.

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)