



Avery Close

Leighton Buzzard, LU7 4UP

Offers In Excess Of £280,000

2 2 1 C

A row of four icons: a bed icon with the number '2', a bathtub icon with the number '2', a sofa icon with the number '1', and a staircase icon with the letter 'C'.

 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this two double bedroom end of terrace home, situated in a cul-de-sac on this popular modern development. This spacious property benefits from two ensuite bathrooms and a low maintenance front and rear gardens, making it an ideal first time purchase or downsize. The property is conveniently located within close proximity of local shops, schools and green spaces, and offers good transport links including easy access to the A505 and M1. In need of some modernisation, accommodation comprises: Entrance hallway, lounge/diner, kitchen, cloakroom/WC, two double bedrooms both with ensembles. Additional benefits include double glazing, gas central heating, low maintenance gardens and allocated parking for two cars. Viewing is highly recommended.

Location:

The popular Avery Close lies a short walk from the picturesque Astral Lake in the thoughtfully planned residential development of Sandhills. This cul-de-sac enjoys a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and is within walking distance of sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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 4,000 acre Rushmere Country Park.





Ground Floor:

Enter via the front door into a welcoming, bright hallway. The spacious kitchen is to the right and the cloakroom/WC is to the left. The kitchen is fitted with a range of wall and base level units with space for washing machine, dishwasher and fridge freezer, plus integrated oven and four ring gas hob with hood over. To the rear aspect is the lounge/diner which is well proportioned, offering ample space for a variety of furniture arrangements and benefiting from a neutral décor. French doors lead out to the rear garden, creating a light and airy atmosphere. The ground floor cloakroom/WC completes the accommodation on this level.

First Floor:

The first floor offers two well-proportioned double bedrooms, each with its own ensuite. The master bedroom features rear garden views and an ensuite shower room with contemporary tiling. The second double bedroom also benefits from a private ensuite, making this an ideal layout for sharers, guests or family living, fitted with a three piece suite comprising of a low level WC, wash hand basin and panel bath. Each of the rooms are bright and airy, continuing the feel of this lovely home.

Outside:

To the front of the property is a paved front garden with a neat hedgerow. The low maintenance private rear garden is enclosed by panel fencing with an artificial lawn complimented by an array of shrubbery to the borders. A decked patio area, offers a good spot that is ideal for entertaining and outdoor dining. There is a gate which leads to the side. Situated behind the property there is allocated parking for two cars.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 710 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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