



Church Street

Leighton Buzzard, LU7 1BS

Offers In Excess Of £400,000



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QUARTERS

YOUR NEXT MOVE

## Church Street

Leighton Buzzard, LU7 1BS

We are delighted to offer for sale this deceptively spacious four bedroom family home located in a non estate setting which is within walking distance of the Town Centre. The property is presented to the market in excellent order with generous accommodation comprising: Entrance hallway, cloakroom/WC, kitchen/breakfast room, lounge/dining room, four bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, parking for two cars and a south west facing rear garden. Viewing is highly recommended to appreciate the space on offer.

### Location:

The centrally located Church Street boasts a variety of period dwellings and a range of local businesses, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with its many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. There are excellent transport links locally with the A505 and A5 providing links by road 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 400 acre Rushmere Country Park.

### Ground Floor:

Enter into the front door into the welcoming entrance hallway, which provides access to the lounge/diner, kitchen and cloakroom/WC, plus there is stairs leading to the first floor. The kitchen generous space has some integrated appliances include a fridge freezer, dishwasher, oven and hob with hood over. There is additional space for a dining room table if required. The lounge/dining room spans the rear of the property, enjoying views to the garden. The room is bright and airy, providing plenty of space for a variety of living room and dining furniture, with double glazed French doors opening onto the rear garden.





#### First Floor:

The landing features a built-in airing cupboard and provides doors to the two first floor bedrooms and family bathroom, plus there are stairs leading to the second floor. The master bedroom faces the rear aspect and is a bright and airy room with plenty of space for a variety of bedroom furniture to suit all needs. The room enjoys use of a refitted ensuite which is fitted with a low level WC, vanity wash hand basin and walk-in shower cubicle, with complementary tiling to water sensitive areas, The second bedroom is an excellent size as a guest bedroom or study. The family bathroom is well presented and fitted with a white suite comprising of a low level WC, pedestal wash hand basin and panel bath.

#### Second Floor:

The second floor landing leads to both top floor bedrooms. At the rear of the property is a good sized double room with two Velux windows introducing plenty of natural light. The second top floor bedroom is L-shaped, with a dormer window facing the front aspect, and is currently used as a home office/gym.

#### Outside:

The rear garden has a good sized patio area with the remainder laid to lawn. A neat path centrally leads to a gated access out to the parking area. To the rear of the garden are two allocated parking spaces.



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: 1228 ft<sup>2</sup>

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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