



King Eider Gardens  
Leighton Buzzard, LU7 4DW

Price £415,000



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# King Eider Gardens

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We are delighted to offer for sale this modern four bedroom semi-detached family home, constructed in 2017 and ideally positioned within a popular cul-de-sac overlooking Astral Lake. The property is within walking distance of a range of green spaces, parks and local amenities, including Astral Park, and is presented to the market in excellent condition throughout. The accommodation comprises an entrance hall, kitchen/dining room, lounge, cloakroom/WC, four well proportioned bedrooms (master with en-suite) and a family bathroom. Additional benefits include gas central heating, double glazing, landscaped rear garden, garage and driveway parking. Viewing is highly recommended.

## Location:

The highly desirable cul-de-sac of King Eider Gardens enjoys an enviable position overlooking the picturesque Astral Lake, within the thoughtfully designed Sandhills development. The area benefits from close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, as well as being within walking distance of sought-after schooling, local shops and everyday amenities.

Excellent transport links are available, with regular public transport services and convenient road access via the A505 and A5, providing easy routes to Aylesbury, Bedford and Milton Keynes. Junction 11A of the M1 is nearby, offering further connectivity to London and beyond. The town is also well placed for countryside pursuits, with the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the 400-acre Rushmere Country Park all close at hand.

## Ground Floor:

The property is entered via a welcoming entrance hall, featuring a built-in storage cupboard, stairs rising to the first floor and doors leading to the principal ground floor rooms. The kitchen/dining room is positioned to the front of the property, enjoying pleasant views and offering ample space for a family-sized dining table. The kitchen is fitted with a modern range of wall and base level units, with work surfaces and space for a variety of appliances. Spanning the rear of the property is a generous lounge, providing clearly defined seating and media areas, with double glazed doors opening directly onto the rear patio and garden beyond. A cloakroom/WC completes the ground floor, fitted with a low level WC and pedestal wash hand basin.





#### First Floor:

The first floor landing provides access to three bedrooms and the family bathroom, with a further staircase leading to the second floor. There are two well proportioned double bedrooms, each offering space for a full range of bedroom furniture, with the front facing room enjoying far reaching views. The third bedroom on this floor is a generous single room, ideal for use as a child's bedroom, home office or dressing room. The family bathroom is fitted with a modern three piece white suite comprising a low level WC, pedestal wash hand basin and panelled bath with shower over.



#### Second Floor:

The second floor is dedicated to the impressive master bedroom. This spacious room makes for an excellent retreat, with ample space for a variety of furniture. Dual aspect windows provide excellent natural light, with the front aspect enjoying attractive countryside views. The master bedroom is further enhanced by a well appointed en-suite shower room, fitted with a low level WC, pedestal wash hand basin and shower cubicle.

#### Outside:

To the front of the property is a pathway leading to the front door, bordered by neat slate chippings. A double length driveway provides off street parking and leads to the garage, with gated side access to the rear garden. The vendors advise they own a section of the roadway to the front of the property, allowing for additional parking. The landscaped rear garden features a generous improved paved and decked patio area with pathway, ideal for outdoor seating and entertaining, with the remainder laid mainly to artificial lawn. A timber storage shed is discreetly positioned behind the garage.



#### Garage:

The garage has been adapted with a partition wall creating two defined areas. The front section provides useful storage, while the rear has been converted into a versatile space currently used as a gym/bar, lending itself equally well to home working, hobbies or entertaining. Power and lighting are connected, making this a highly flexible addition to the property.



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



## 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.