



Barton Grove  
, Leighton Buzzard, LU7 4EF

50% Shared Ownership £162,500



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YOUR NEXT MOVE



## Barton Grove

, Leighton Buzzard, LU7 4EF

Quarters are delighted to offer for sale this two bedroom semi-detached house located on this popular modern development, available with 50% share of the property on the shared ownership scheme. The property is presented to the market in excellent order, with accommodation comprising: Entrance hallway, open plan lounge/kitchen/dining room, cloakroom/WC, two double bedrooms and a bathroom. Additional benefits include gas heating, double glazing, generous landscaped rear garden and a allocated parking for two cars. Viewing is highly recommended.

### Location:

Barton Grove is situated in the heart of the modern Rutherford Fields development which remains a sought after location for first time buyers and families looking for good schooling, transport links, local parks and shops, whilst remaining close to the historic market town centre. This property benefits from its close proximity to local play areas and walking distance to nearby Astral Park and Astral Lake as well as a wealth of countryside. It 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 Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.







#### Ground Floor:

Enter via a composite front door into the hallway. There are stairs leading to the first floor and doors to the cloakroom/WC and open plan living area. The open plan living area is an exceptional space with a modern and stylish kitchen with breakfast bar and a range of integrated appliances. The wood effect flooring runs throughout the room, which is bright and spacious. There is a built in storage cupboard and double glazed doors leading to the rear garden.

#### First Floor:

The landing provides access to the loft, bedrooms and bathroom, plus there is an airing cupboard. Both bedrooms are good sized double bedrooms with plenty of space for a range of furniture, whilst the bathroom is in excellent order and finished to a high specification, fitted with a three piece suite comprising of a low level WC, wash hand basin and panel bath with shower over.

#### Outside:

To the front of the property there is a path to the front door with neat shrubbery to the borders. The rear garden is laid mainly to lawn and enclosed by panel fencing, featuring a paved patio area directly off the living room area and a path extending to an additional patio at the end of the garden.

#### Parking:

This property comes with allocated parking for two vehicles.



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: 760 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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