# Alexander Way

Leighton Buzzard, LU7 3QN

**Price £325,000**

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## Alexander Way

Leighton Buzzard, LU7 3QN

We are delighted to offer for sale with no upper chain this modern two bedroom semi-detached home built in 2020, and situated in this highly desirable development on the edge of the town. The property is presented to the market in excellent order and provides bright and spacious accommodation comprising: Entrance porch, kitchen/ diner, lounge, cloakroom/WC, two double bedrooms and a family bathroom , Additional benefits include double glazing, gas heating, rear garden and driveway parking for two cars. Viewing is highly recommended.

**Location:**

The highly desirable modern development of Clipstone Park is situated on the outskirts of the historic Market Town of Leighton Buzzard. The development has been laid out with a number of executive homes, each with ample driveway parking with further guest parking on road. Additionally the development benefits from a close proximity to local convenience stores and takeaway food shops, and green spaces. 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. Additionally, the mainline train station provides regular trains to London Euston in as little at 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:

The property is entered via a useful porch which opens into a bright and welcoming living room, with a large front aspect window providing plenty of natural light. First floor is accessible via the stairs. An inner hall gives access to a centrally located cloakroom/WC and a roomy storage cupboard. To the rear sits a spacious kitchen/dining room, fitted with a range of units and ample work surfaces, there is a range of integrated appliances. The French doors opening directly onto the garden and creating a seamless flow for entertaining and everyday family living.

## First Floor:

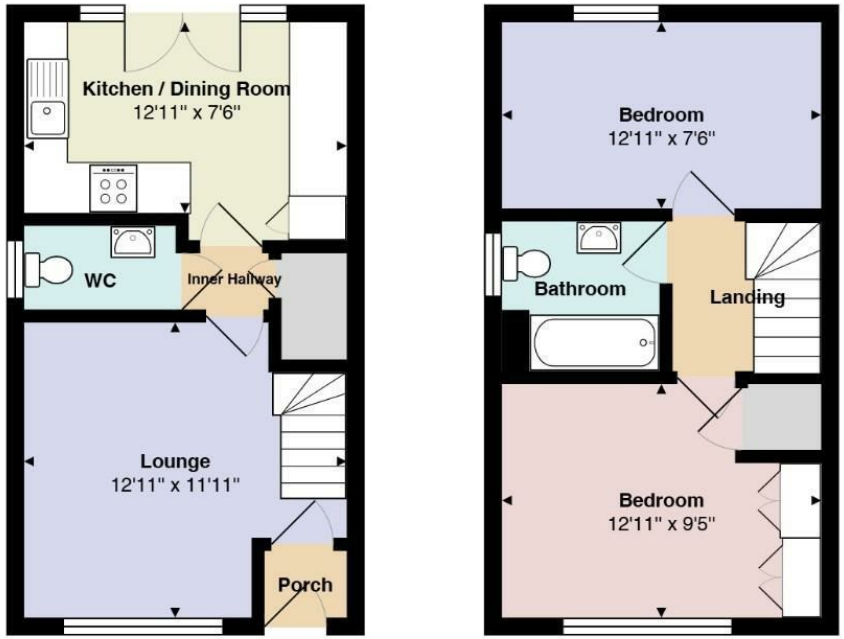
The first floor offers two well-proportioned double bedrooms, with the master bedroom enjoying a front aspect outlook and the second overlooking the garden. Both are served by a family bathroom fitted with a modern white three-piece suite including bath with shower over, wash hand basin and WC.

## Outside:

To the side of the property, a driveway provides off-road parking. A paved pathway leads to the front door. The rear garden enjoys a high degree of privacy and is mainly laid to lawn with a patio seating area, offering a secure and low-maintenance outdoor space ideal for relaxation, dining and entertaining

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: 622 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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