



Dove Tree Road  
Leighton Buzzard, LU7 3UP

Offers In Excess Of £300,000



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YOUR NEXT MOVE



## Dove Tree Road

Leighton Buzzard, LU7 3UP

We are delighted to offer for sale this three bedroom family home located in a tucked away position in this popular residential setting. The property is presented to the market in excellent order with accommodation comprising: Entrance hall, lounge, kitchen/dining room, three bedrooms and a refitted bathroom. Additional benefits include double glazing, gas heating, low maintenance landscaped rear garden, garage and parking. Viewing is highly recommended.

### Location:

Dove Tree Road is a popular mature residential setting for families looking for close proximity to popular schooling, good transport links, local parks and shops. 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 as 30 minutes.

### Ground Floor:

The front door opens into a welcoming entrance hall with stairs leading to the first floor and a door into the lounge. The lounge is a generous room with space for a variety of living room furniture, and benefits from an open plan layout leading through to the kitchen/dining room. Spanning the full width of the property, this bright and sociable space has been refitted with a modern range of wall and base level units with complementary work surfaces. The dining area comfortably accommodates a family dining table, and a door opens directly onto the rear garden.





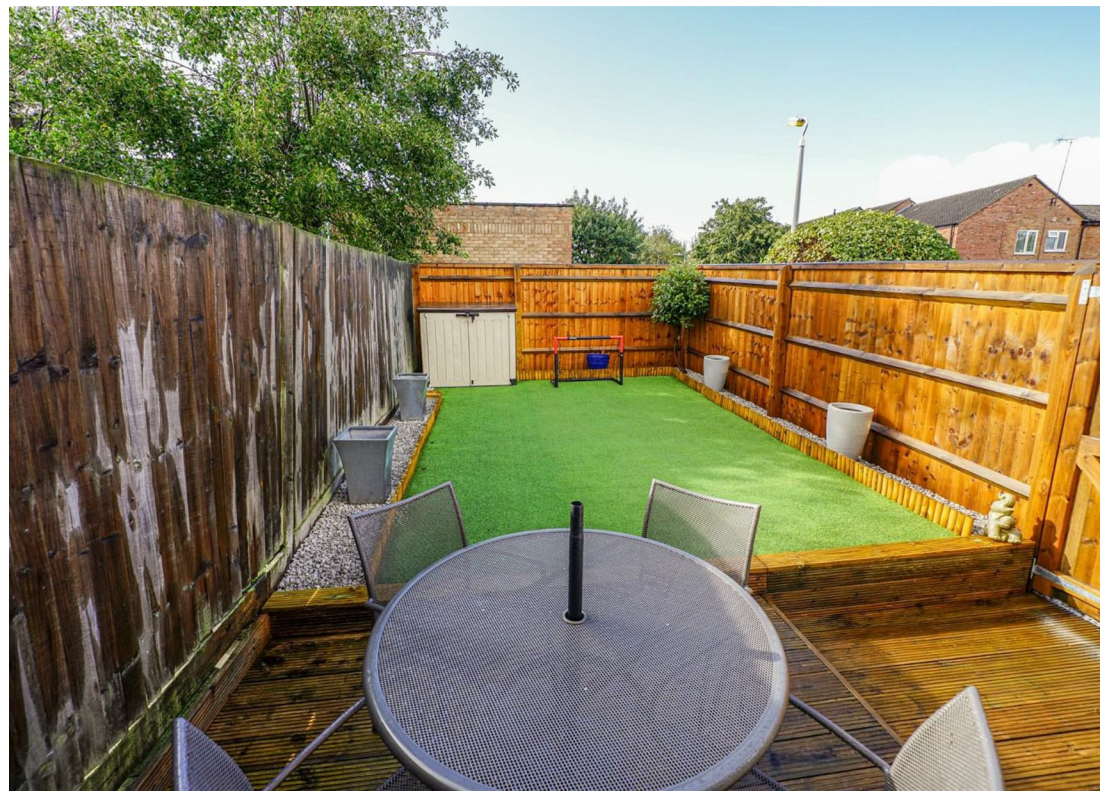


### First Floor:

The first floor landing provides access to three bedrooms and the family bathroom. The master bedroom is a well-proportioned room facing the front aspect and fitted wardrobes. To the rear are two further bedrooms. The family bathroom sits centrally and has been refitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over. The room is finished nicely with complimentary tiling.

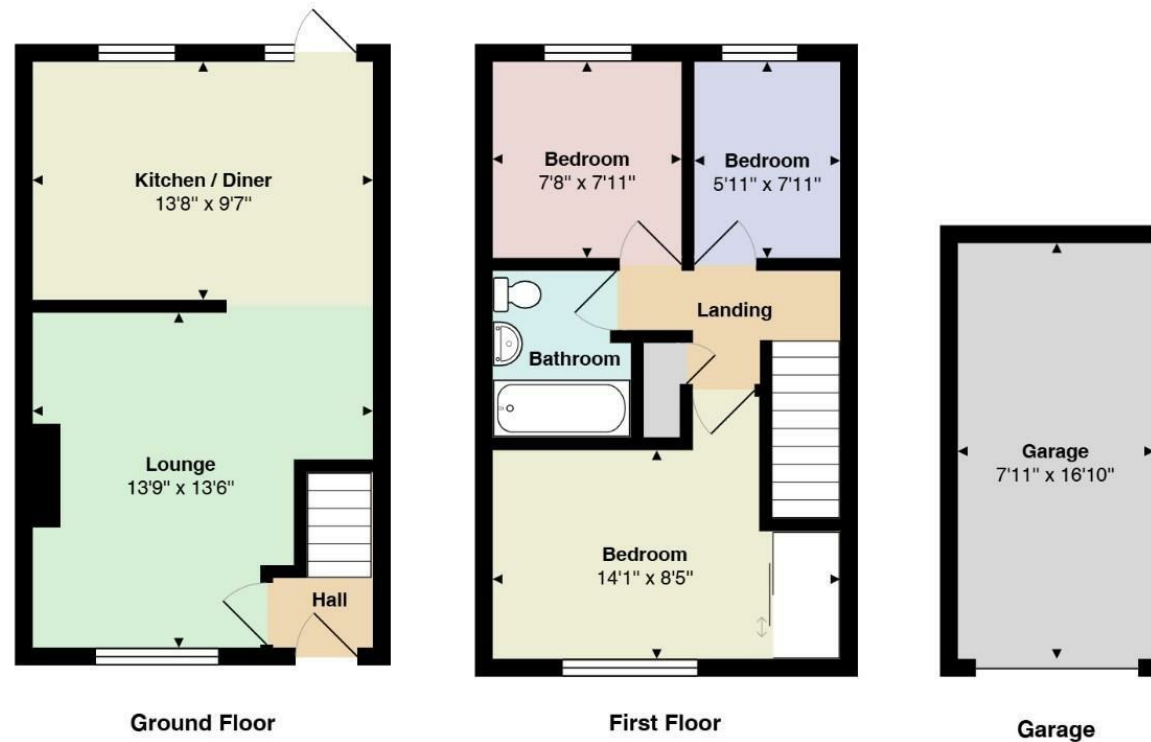
### Outside/Parking:

To the front of the property is a neat lawn with a path to the front door. The rear garden has been landscaped to provide a private and low maintenance outdoor space, with a decked patio area, artificial lawn and enclosed panel fencing. There is also a garage situated in a block with parking directly to the front.



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: 665 ft<sup>2</sup> (excluding garage)

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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