



## Palmer Crescent

Leighton Buzzard, LU7 4HY

Offers In Excess Of £340,000

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**QUARTERS**  
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# Palmer Crescent

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We are delighted to offer for sale this three bedroom semi-detached family home located in the popular residential development of Billington Park and within walking distance of sought after schooling. The property provides bright and airy accommodation comprising: Entrance hallway, downstairs cloakroom/WC, 17ft dual aspect lounge, kitchen, dining room, three bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, rear garden and a garage. Viewing is highly recommended.

### Location:

Palmer Crescent is situated in the heart of the ever popular Billington Park 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 a local play area and walking distance to nearby Astral Park and Astral Lake. 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:

The front door leads into the bright hallway, which provides access to the spacious lounge, dining room, kitchen, the cloakroom/WC, and there are stairs leading to the first floor. The kitchen provides an open sociable living space, with the fitted kitchen featuring a range of storage options, and fitted appliances including a built in washer/dryer, dishwasher and water softener and ample work surface area. There is a built in oven with a four ring gas hob and extractor fan over and a cupboard which houses the gas boiler. A door leads to the private rear garden and a cupboard under the stairs provides extra storage. The dining room provides plenty of space for a dining table and chairs. The downstairs cloakroom has a two piece suite and a window to the side. The dual aspect cosy carpeted lounge enjoys plenty of light, with a window to the front aspect and double doors leading into the fully enclosed rear garden.





**First Floor:**

The spacious landing provides access to all three bedrooms, the family bathroom and a loft hatch. The bright master bedroom has the advantage of two windows which allows plenty of light to beam through, and there is a three piece en-suite shower room. There are two built in wardrobes and further space for bedroom furniture. The double sized second bedroom has a front aspect which has a built in wardrobe, and there is space for further bedroom furniture. The third bedroom to the rear aspect offers space for a single bed and is currently being utilized as a study. The family bathroom is fitted with a three piece suite and a window to the rear aspect.

**Outside:**

The property is approached via a gravelled frontage, with a pathway leading to the front entrance and a further path providing convenient access to the garage via a courtesy door. A side gate opens to the private rear garden, which has been thoughtfully designed for low maintenance living. The paved space offers a variety of distinct areas ideal for relaxing and alfresco entertaining. A gate from the rear garden connects directly to the garage, which benefits from an up-and-over door and allocated parking.



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



Ground Floor

First Floor

Total Area: 1068 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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