Woodman Close

Leighton Buzzard, LU7 3NU

Offers In Excess Of £325,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this three bedroom semi detached family home located in this highly sought after area and walking distance to the Town Centre. The property is presented to the market in excellent order with accommodation comprising: Entrance hallway, lounge, dining room, kitchen, three bedrooms and a refitted family bathroom. Additional benefits include double glazing, gas heating, landscaped gardens, garage and driveway parking. Viewing is highly recommended.

Location:

Woodman Close is a popular, mature residential setting within easy walking distance of the Town Centre, which provides a range of shops, restaurants and bars, as well as the regular market. 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:

Enter via the front door into a spacious hallway which provides access to the lounge and first floor via the stairs. The generous lounge is situated to the front with an abundance of light streaming through. A range of furniture can easily be arranged and there is a built-in cupboard under the stairs which provides excellent storage. A dining room sits to the rear with double glazed sliding doors providing access to the garden. The kitchen has been fitted with a modern range of wall and base level units with ample roll edged work surface. A larder cupboard sits to one corner and provides further space for an under counter appliance.

First Floor:

The first floor landing provides access to all three bedrooms and the family bathroom as well as the loft. There are two double bedrooms plus a further generous single bedroom/study with a good sized built-in wardrobe. Each room comfortably accommodates a variety of furniture to suit all needs. The family bathroom has been refitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over, with the room finished nicely with complimentary tiling.

Outside:

To the front is a neat shingled garden which enjoys a pleasant outlook to the brook, with a path leading to the front door and gated access to the rear. The rear garden provides a low maintenance option, with a generous paved patio area presented the perfect spot for entertaining. There is a courtesy door to the garage and a gate to the driveway parking space. The garage is access via an up and over door and is supplied with power and lighting.

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: 936 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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