



Severn Walk

Leighton Buzzard, LU7 3DA

Guide Price £270,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this two bedroom bungalow located on the outskirts of town and within catchment for popular schools. The property features a generous open plan living space, with bright and airy accommodation comprising: Entrance hall, refitted kitchen, open plan lounge/dining room, conservatory, two double bedrooms and a refitted shower room. Additional benefits include double glazing, gas heating, mature gardens and a garage. Viewing is highly recommended.

Location:

Severn Walk is a popular and sought after location, ideally situated adjacent to open countryside on the outskirts of the town, and is a walking distance from local shops, dining and the picturesque Rushmere Country Park. 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.

Layout:

Enter via a UPVC front door into the hallway, which runs centrally through this bright and airy home. The hallway includes a built-in storage cupboard and gives access to the bedrooms, family shower room, kitchen and lounge/dining room. Off to the right is a well proportioned second bedroom which provides plenty of space for a variety of furniture, and there is also an airing cupboard. The master bedroom is a generous double room with a window through to the conservatory introducing natural light. Sat between the bedrooms, the shower room has been refitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and shower cubicle. The kitchen sits across the hallway and faces the front aspect, with the room open to the lounge/diner, giving an expansive open plan living space. The kitchen has been refitted with a fashionable range of shaker style wall and base level units and has been thoughtfully planned to allow for a wealth of storage and plenty of work surface. Integrated appliances include a slimline dishwasher, fridge freezer, washing machine, oven and hob with hood over. The lounge/dining room receives an abundance of natural light and enjoys pleasant views of the rear garden via double glazed French doors and good sized double glazed windows. There is plenty of space available to accommodate living room and dining furniture to suit all needs. Off the room is a conservatory which features full height double glazed windows which connect the property to the mature rear garden.

Outside:



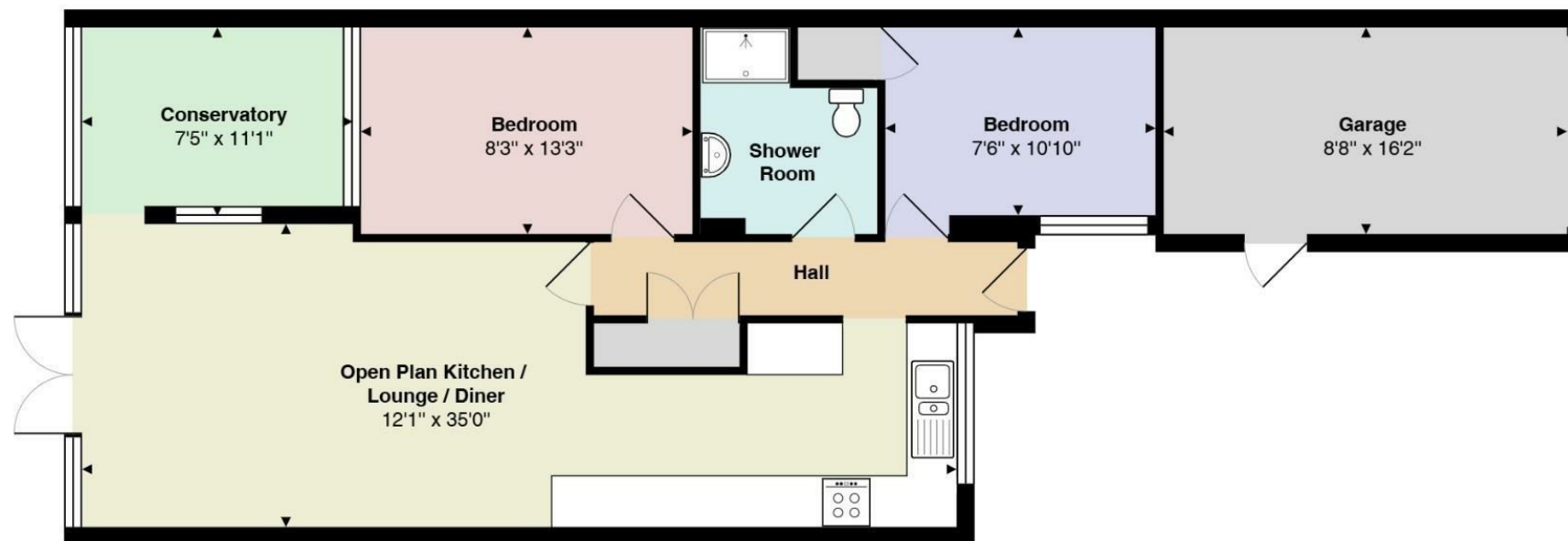


To the front of the property a path leads to the front door with a low maintenance shingled garden area to one side, which could be used to create driveway parking, if required. The garage is accessed via an up and over garage door, and there is power and lighting as well as a courtesy door to the front garden. The rear garden is mainly paved and enjoys plenty of sunlight. There is an array of mature shrubbery, and a gate provides access to the path



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

Total Area: 902 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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