



Lywood Road

Leighton Buzzard, LU7 4RA

Offers In Excess Of £425,000

4 2 1 D

A set of four icons: a bed icon with the number 4, a shower icon with the number 2, a sofa icon with the number 1, and a staircase icon with the letter D.

QUARTERS

YOUR NEXT MOVE

# Lywood Road

Leighton Buzzard, LU7 4RA

We are delighted to offer for sale this extended four bedroom semi-detached family home which is located in this popular residential setting, within walking distance of sought after schooling, local shops and amenities and the picturesque Pages Park. The property is presented to the market in excellent order, and provides spacious accommodation comprising: Entrance hall, lounge, study/family room, refitted kitchen/dining room, refitted cloakroom/WC, four generous bedrooms (master with ensuite) and a refitted family bathroom. Additional benefits include double glazing, gas central heating, landscaped rear garden, driveway parking for two cars plus a garage in a nearby block. Viewing is highly recommended.

### Location:

Lywood Road remains an exceptionally popular location for first time buyers and families looking for popular schooling, good transport links, local parks and shops, whilst remaining close to the historic market town centre. 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Ground Floor:

Enter via a composite front door into the hallway and the high standard of finish throughout this property is immediately apparent. The tiled floor and part-panelled walls give a nice finish and there are doors to the ground floor rooms. The vendors have also incorporated a built-in storage cupboard, plus stairs lead to the first floor. The kitchen runs front to rear, enjoying plenty of light through the dual aspect windows, and has been refitted with a range of wall and base level units. Integrated appliances include a dishwasher, oven and hob, with further spaces for a washing machine and fridge freezer. The dining area comfortably accommodates a family sized dining table, and built-in cupboard is home to the central heating boiler. The study is a generous room facing the front aspect, and doubles as a family room, offering plenty of space for a variety of furniture. Across the rear of the property, and benefiting from the extension, the lounge is bright and airy and enjoys views of the garden. There is plenty of room for living room furniture, and a stunning tiled floor provides a splendid feature. The ground floor is completed by the cloakroom/WC, which sits conveniently central on the ground and has been refitted with a stylish suite and fashionable tiling.





#### First Floor:

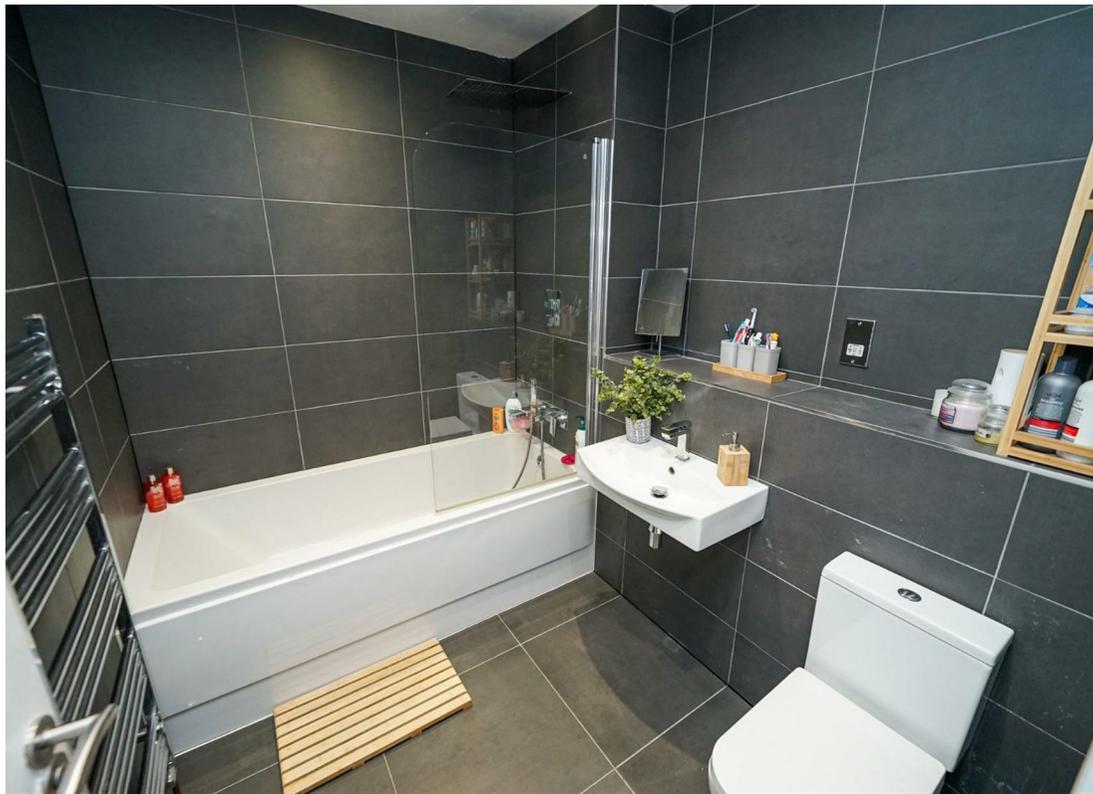
The landing provides access to the bedrooms and family bathroom, as well as the loft space. The rear extension is home to the well proportioned master bedroom which also enjoys an ensuite shower room. The shower room has been fitted with a modern suite comprising of a low level WC, vanity wash hand basin and walk-in shower cubicle, with tiling to water sensitive areas. There are three further generous bedrooms. The two front facing bedrooms are double rooms, with the third being a generous single room and overlooking the rear garden. The family bathroom has been refitted with a three piece white suite comprising of a low level WC, wall mounted wash hand basin and panel bath with shower over, with tiling to floor and walls perfectly complementing the suite.

#### Outside:

To the front of the property is a shingled driveway with parking for 2 cars, and a neat lawn provides further opportunity to extend the driveway, if required. The rear garden has been thoughtfully landscaped to provide generous decked patio areas in two corners of the garden, with the remainder laid mainly to lawn and enclosed by panel fencing, plus there are raised beds to the borders. The property also enjoys a gate which leads directly to the park.

#### Garage:

Included with the sale of this property is a garage situated in a nearby block, and accessed via an up and over door.



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: 1226 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)