



Churchill Road
Leighton Buzzard, LU7 3JD

Price £289,995



 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale this three bedroom family home located in this mature residential setting which is close to Leighton Buzzard town centre. The property is presented to the market in excellent order with accommodation comprising: Entrance hall, kitchen/dining room, lounge, three bedrooms and a refitted family bathroom. Additional benefits include double glazing, gas central heating, driveway parking and landscaped rear garden with brick built shed. Viewing is highly recommended.

Location:

Churchill 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 sits close to a green which provides an excellent setting for families, and 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 property is entered via a welcoming entrance hall, with stairs rising to the first floor and a useful built-in storage cupboard ideal for coats and shoes. To the left sits the kitchen/dining room, which enjoys a front aspect and provides a generous space for family mealtimes. Fitted with a range of wall and base level units, the kitchen offers ample work surface space, storage, and room for a variety of appliances. A built-in larder cupboard adds to the practicality, while there is plenty of room to comfortably accommodate a dining table and chairs. At the rear of the property is a superb lounge that spans the width of the house. This light and airy reception room is the perfect place to relax or entertain, with French doors opening directly onto the garden, seamlessly blending indoor and outdoor living.





First Floor:

Upstairs, the first floor landing gives access to three bedrooms, all well-proportioned and suitable for a growing family. Completing the accommodation is the refitted family bathroom, finished to a modern standard with a white three piece suite comprising a low-level WC, wash hand basin, and a p-shaped bath with shower over.

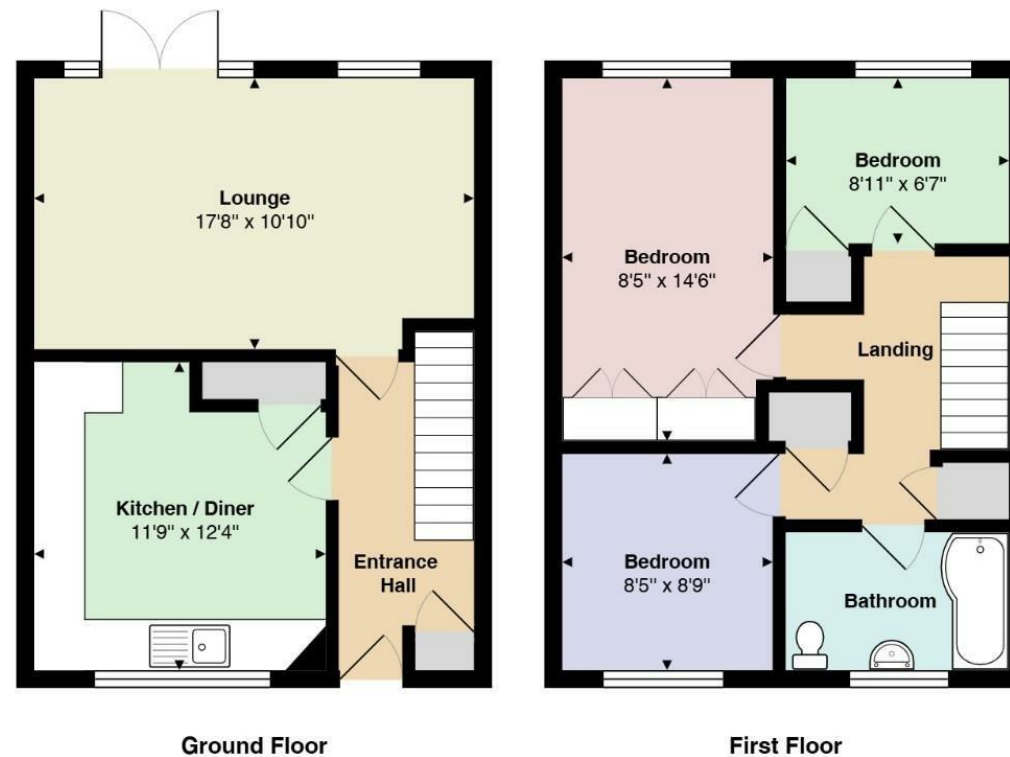
Outside:

To the front, the property benefits from driveway parking extending to the front door, alongside a neat lawn which offers the potential to create further parking if desired. The rear garden has been thoughtfully landscaped to provide an attractive and practical outdoor space. A paved patio area offers the perfect spot for outdoor dining, leading to a lawn with established shrubbery to the borders and a small ornamental pond adding character. A brick-built shed provides useful storage, while gated access to the rear ensures convenience.



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: 842 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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