



Stanbridge Road  
Leighton Buzzard, LU7  
Guide Price £400,000



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ESTATE AGENTS  
EST. 2011



# Stanbridge Road, Leighton Buzzard, LU7 4QN

Quarters are delighted to offer for sale this extended three bedroom semi-detached family home, located within walking distance to the town centre and local amenities.

The property is presented to the market in excellent order and provides accommodation comprising: Entrance hallway, lounge, dining room, refitted kitchen/breakfast room, cloakroom/WC, three bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing, off road parking and generous south facing garden. Viewing is highly recommended.

## Entrance Hall:

Enter via glazed front door. Single glazed window. Wood flooring. Doors to dining room, kitchen and cloakroom/WC. Stairs to first floor.

## Dining Room:

10'11" x 10'5"

Double glazed doors to garden. Double panel radiator. Wood burning stove. Wood flooring. Coving to ceiling. Opening to:

## Lounge:

11'11" x 11'5"

Double glazed bay to front aspect. Double panel radiator. Wood flooring. Coving to ceiling. Television point. Telephone point.

## Kitchen/Breakfast Room:

16'10" x 6'10"

Double glazed windows to dual aspects. Double glazed door to side. Amtico floor. Partial underfloor heating. Refitted kitchen comprising: One and a half bowl stainless steel sink with cupboard under. Further range of wall and base level units with Quartz work surface over. Integrated washing machine, dishwasher, fridge freezer, microwave and oven with five ring gas hob with hood over. Tiling to water sensitive areas. Recessed lighting.

## Cloakroom/WC:

Double glazed window to side aspect. Chrome heated towel rail. Ceramic tile floor. Refitted suite comprising: Low level WC and wall mounted wash hand basin. Tiling to water sensitive areas.

## First Floor:

### Landing:

Double glazed window to side aspect. Loft access. Doors to bedrooms and bathroom.

### Master Bedroom:

11'10" x 11'4"

Double glazed window to front aspect. Double panel radiator. Air conditioning. Wood flooring. Fitted wardrobes.

### Bedroom Two:

11'0" x 9'7"

Double glazed window to rear aspect. Double panel radiator. Amtico flooring. Feature fireplace.

### Bedroom Three:

7'11" x 7'8"

Double glazed window to rear aspect. Double panel radiator. Amtico flooring.

### Bathroom:

Double glazed window to front aspect. Chrome heated towel rail. Ceramic tile floor. Refitted suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to water sensitive areas. Recessed lighting.

## Outside:

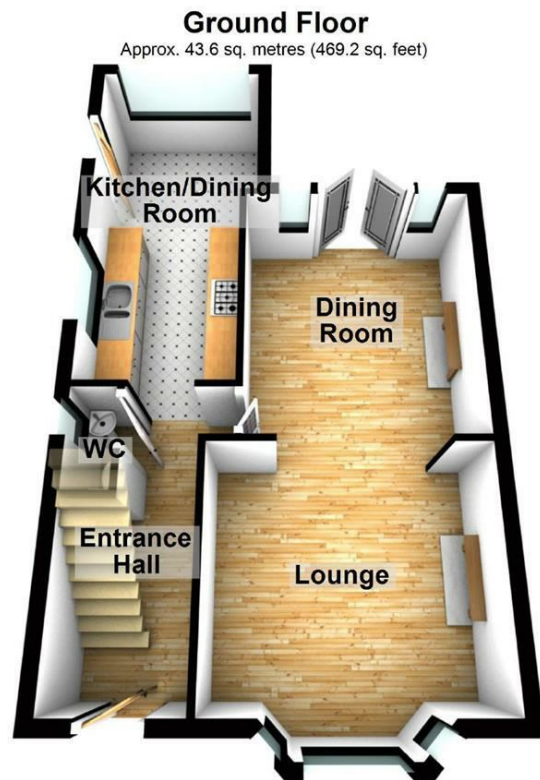
### Front:

Driveway parking for two cars. Storm porch to front door. Gated access to rear. Electric car charging point.

## Rear Garden:

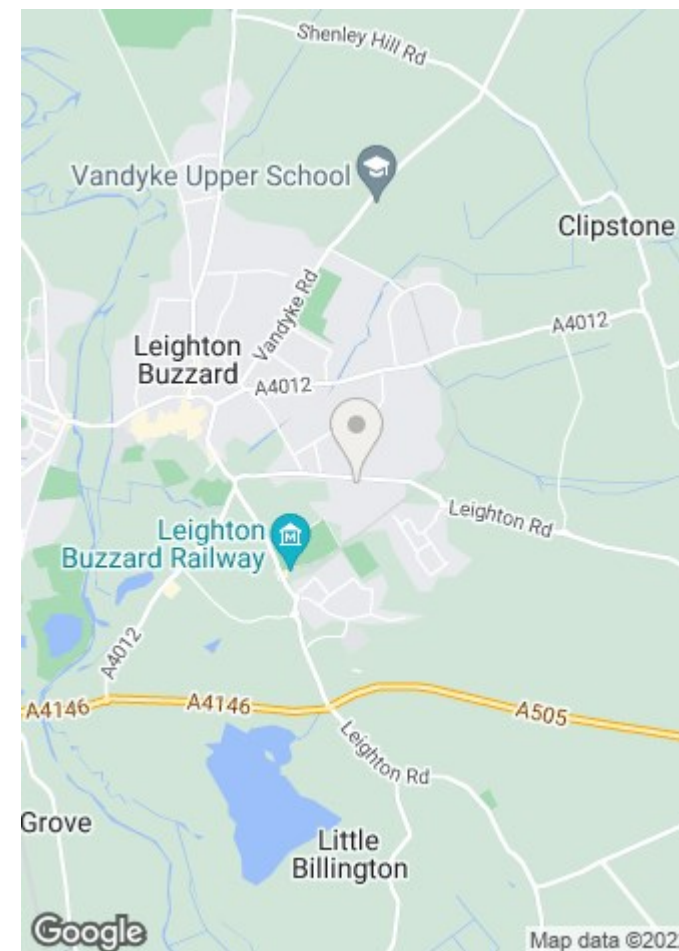
Generous south facing rear garden with paved and decked patio areas. Remainder laid mainly to lawn.

## Floor Plan



Total area: approx. 81.3 sq. metres (875.0 sq. feet)

## Map



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