

# Miles Avenue

Leighton Buzzard, LU7 3LF

**Price £425,000**

2 | 2 | 1 | C

QUARTERS
YOUR NEXT MOVE

# Miles Avenue

## Leighton Buzzard, LU7 3LF

We are delighted to offer for sale this charming semi-detached bungalow, nestled in the desirable Miles Avenue of Leighton Buzzard. This property boasts a delightful blend of comfort and convenience, making it an ideal choice for those seeking a tranquil lifestyle while remaining close to local amenities. The accommodation comprises two well-proportioned bedrooms, two bathrooms, and a welcoming reception room, providing ample space for relaxation and entertaining.

**Location:**
Miles Avenue is an established and popular residential road, conveniently positioned within easy reach of Leighton Buzzard town centre and its excellent range of independent shops, cafés, restaurants, supermarkets and traditional market. The property is particularly well placed for local amenities, with nearby schooling including The Rushmere Park Academy, Clipstone Brook Lower School, Brooklands Middle School and Vandyke Upper School. The surrounding area also offers access to parks, green spaces and pleasant countryside walks, while the Grand Union Canal provides an attractive setting for walking and leisure. Leighton Buzzard mainline railway station offers regular direct services into London Euston, and the nearby road network provides convenient connections towards Milton Keynes, Aylesbury and the M1.

**Ground Floor:**
A welcoming entrance porch opens into the central hallway, providing access to the accommodation and immediately introducing the attractive presentation found throughout the property. The lounge is a wonderfully spacious and inviting reception room, extending to over 18 feet in length and comfortably accommodating a generous arrangement of seating and occasional furniture. Beautifully presented in tasteful, neutral tones, the room offers an ideal environment for both everyday relaxation and entertaining. Glazed doors lead through to the adjoining conservatory, creating an additional reception space overlooking the rear garden. The conservatory provides a lovely setting for dining, reading or simply enjoying the garden outlook throughout the seasons.

The refitted kitchen/dining room is another particularly impressive feature, combining contemporary styling with excellent practicality. An attractive range of fitted units in contrasting tones is complemented by coordinating work surfaces, tiled splashbacks and integrated cooking appliances, creating a smart and cohesive finish. The kitchen offers generous preparation and storage space, while the adjoining dining area provides a comfortable setting for everyday meals and more relaxed entertaining. A door from the kitchen leads into a useful rear lobby, providing access to a separate utility room with additional fitted storage and space for laundry appliances. An adjoining store adds further practicality, while a beautifully refitted shower room provides excellent additional guest facilities.

Both bedrooms are positioned towards the front of the bungalow and offer particularly comfortable accommodation. The master bedroom is an excellent double room, with ample space for a king-size bed and additional furniture. The second bedroom is another well-proportioned double, also offering flexibility for use as a guest bedroom or additional reception space if desired. Completing the main accommodation is a stylishly refitted shower room, finished in a contemporary scheme with a glazed shower enclosure, vanity wash hand basin and WC.

**Outside:**
The property enjoys an attractive frontage, with thoughtfully arranged, low-maintenance landscaping providing a welcoming approach. A generous driveway extends alongside the bungalow, offering valuable off-road parking. To the rear, the established garden provides a delightful outdoor setting, with an area of lawn complemented by mature shrubs, well-stocked borders and a variety of planting. A paved terrace adjoining the property offers an

























inviting space for outdoor furniture and alfresco dining, while pathways lead through the garden towards further planted areas. The established greenery creates a pleasant and colourful outlook, with ample opportunity to enjoy the garden throughout the warmer months. The combination of generous outdoor space, attractive planting and comfortable seating areas provides a wonderful extension to the beautifully presented accommodation within.

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




## 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 www.quarterslb.co.uk