



King Street

Leighton Buzzard, LU7

Offers In Excess Of £475,000



EST. 2011

# King Street, Leighton Buzzard, LU7 1BY

Quarters are delighted to offer for sale this individually built four bedroom family home located within walking distance of both the Town Centre and Mainline Train Station with links to London in less than 30 minutes. The property is presented to the market in superb decorative order with accommodation comprising: Entrance hallway, lounge, study, kitchen/dining room with balcony, four bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, gas heating, bi-fold doors to lounge and kitchen/diner, generous private garden, garage and driveway parking. Viewing is highly recommended.

## **Entrance Hallway:**

Enter via double glazed door. Double glazed window to front aspect. Single panel radiator. Wood flooring. Doors to study, WC and steps up to kitchen/dining room and landing. Courtesy door to garage.

## **Cloakroom/WC:**

Fitted white suite comprising low level WC, pedestal wash hand basin with tiled splash backs. Chrome heated towel rail.

## **Study:**

8'7" x 7'7"  
Double glazed sash window to front aspect. Single panel radiator. Television point. Telephone point

## **Lounge:**

16'1" x 15'8"  
Double glazed bi-fold doors to garden. Double glazed sash window to rear aspect. Two double panel radiators. Television point. Telephone point.

## **Landing:**

Steps up from hallway. Further steps up to bedroom and bathroom. Door to kitchen/dining room.

## **Kitchen/Dining Room:**

15'11" (max) x 15'8"  
Double glazed bi-fold doors to balcony. Double glazed sash window to rear aspect. Double panel radiator. Single panel radiator. Wood flooring. Fitted kitchen comprising double ceramic sink with cupboard under. Further range of wall and

base level units with wood work surface over. Space for cooker. Integrated fridge freezer and dishwasher. Tiling to water sensitive areas.

## **Bedroom Two:**

11'2" x 8'7"  
Double glazed sash window to front aspect. Single panel radiator. Television point.

## **Bathroom:**

Double glazed sash window to front aspect. Chrome heated towel rail. White suite comprising low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to water sensitive areas.

## **Landing:**

Doors to bedrooms one and four. Double glazed window to side aspect. Steps up to landing with door to third bedroom.

## **Master Bedroom:**

11'5" x 9'3"  
Double glazed sash window to rear aspect. Single panel radiator. Door to:

## **Ensuite:**

Fitted suite comprising low level WC, wash hand basin and walk in shower cubicle. Chrome heated towel rail and tiling to water sensitive areas.

## **Bedroom Four:**

9'5" x 6'5"  
Two Velux windows and single panel radiator.

## **Bedroom Three:**

Split into two levels with bedroom area and dressing area.

## **Bedroom Area:**

13'0" x 9'7"  
Two Velux windows. Eaves storage. Steps down to dressing area.

## **Dressing Area:**

13'0" x 7'7"  
Sash window to front aspect. Double panel radiator. Television point.

## **Outside:**

### **Front:**

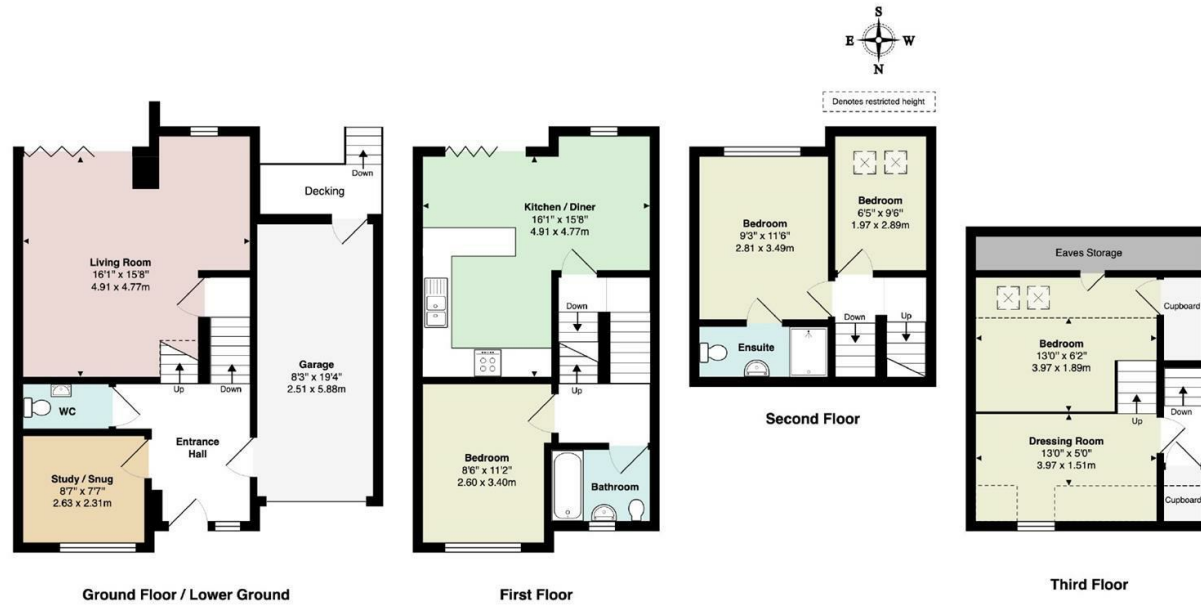
Block paved driveway for two cars. Remainder laid to lawn. Path to front door.

### **Rear:**

Landscaped rear garden with paved, lawn and flower bed areas. Courtesy door to garage.

## **Garage:**

19'4" x 8'4"  
Access via up and over door. Power and lighting. Courtesy door to rear. Wall mounted gas boiler. Plumbing for washing machine.



Total Area: 1439 ft² ... 133.7 m² (excluding garage, eaves storage)

Floor plan produced for Quarters Estate Agents by MK Property Photography. All floor plans are drawn using various skill and care however MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan. Floor plans are for layout purposes only and are not intended to be scale drawings. All measurements are approximate and should not be relied upon for valuation purposes. Copyright MK Property Photography.



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