

Brooklands Avenue

Leighton Buzzard, LU7 3QX

Price £400,000

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We are delighted to offer for sale this three bedroom semi-detached family home, situated within the ever-popular Brooklands development on the sought-after Linslade side of Leighton Buzzard. Offered to the market with no upper chain, the property presents an excellent opportunity for purchasers seeking a well-maintained home that offers scope for cosmetic improvement and personalisation. The accommodation comprises: Entrance porch, entrance hall, dining room, living room, kitchen, utility/lobby, ground floor shower room, three bedrooms and a refitted first floor shower room. Additional benefits include driveway parking, detached garage, summer house, a mature private rear garden and a convenient location close to local amenities, schooling and transport links. Viewing is highly recommended.

Location:
Brooklands Avenue forms part of a long-established and highly regarded residential area that continues to prove popular with families and commuters alike. The property enjoys easy access to local shops, schooling and everyday amenities, whilst Leighton Buzzard town centre offers a wider selection of retail, leisure and dining facilities. The nearby Grand Union Canal and Tiddenfoot Waterside Park provide excellent opportunities for walking, cycling and enjoying the outdoors, whilst the mainline railway station offers direct services to London Euston in approximately 30 minutes. Excellent road connections via the A5, A4146 and M1 further enhance the appeal of this well-connected location.

Ground Floor:
An entrance porch provides a practical introduction to the home before opening into the entrance hall, where stairs rise to the first floor and doors lead to the principal ground floor accommodation. Positioned to the front of the property, the dining room offers ample space for a family-sized dining table alongside additional furniture, creating an ideal setting for both everyday meals and entertaining guests. The room enjoys a pleasant outlook over the front aspect and could equally lend itself to a variety of family requirements. Stretching across the rear of the property, the living room is a generous reception space centred around a gas fireplace, creating an attractive focal point. There is ample room for a variety of seating arrangements, whilst double glazed sliding doors provide an excellent connection to the garden and allow natural light to flow into the room throughout the day. The kitchen is fitted with a range of wall and base level units complemented by roll-edged work surfaces, together with spaces for a variety of appliances. A built-in larder cupboard provides valuable storage, while a door leads through to the utility/lobby. This useful additional space offers further storage and appliance provision, together with access to the ground floor shower room and WC, adding flexibility and convenience for modern family living.

























First Floor:
The first floor landing provides access to three well-proportioned bedrooms. The largest bedroom is positioned to the rear of the property and enjoys attractive views over the garden, creating a pleasant and peaceful retreat. The second bedroom is another comfortable double room located to the front aspect, whilst the third bedroom offers versatility as either a child's room, nursery or an excellent home office for those working remotely. The first floor shower room has been refitted in a modern style and provides a practical and attractive space to serve the bedroom accommodation, further enhancing the appeal of the home.

Outside:
To the front of the property, a block paved driveway provides off-road parking for up to three vehicles and continues along the side of the house, leading to the detached garage situated at the rear. The rear garden is a particularly attractive feature of the property, enjoying a high degree of privacy and a mature setting that is increasingly difficult to find. A paved patio extends directly from the living room, creating an ideal space for outdoor dining and entertaining, whilst the generous lawn is bordered by an abundance of established shrubs and planting that provide colour, character and natural screening throughout the seasons. At the far end of the garden sits a summer house, offering a wonderful space to relax, pursue hobbies or simply enjoy the peaceful surroundings. The garden is notably private and not overlooked, making it a wonderful outdoor environment for the whole family.

Garage;
The detached garage is positioned at the rear of the property and is accessed via the driveway running alongside the house. In addition to secure parking, it provides useful storage space for bicycles, tools and garden equipment.

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: 1220 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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