



Weston Avenue

Leighton Buzzard, LU7 4QZ

Price £325,000



QUARTERS  
YOUR NEXT MOVE



## Weston Avenue

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We are delighted to offer for sale this two bedroom semi-detached house located in this popular residential setting. The property is presented to the market in excellent order and provides spacious accommodation comprising: Entrance hallway, dual aspect lounge/dining room, refitted kitchen, boot room, cloakroom/WC, two generous double bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, landscaped private rear garden and driveway parking. Viewing is highly recommended.

### Location:

Weston Avenue remains an exceptionally popular location for first time buyers and families looking for popular schooling, good transport links, local parks and shops, whilst remaining close to the historic market town centre. The property 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Ground Floor:

The home is accessed via a welcoming entrance hall, with stairs rising to the first floor and a built-in storage cupboard to one side - ideal for coats and shoes. To the left, a door opens into a useful boot room, which also features a built-in cupboard and gives access to the exterior side passage. From here, you'll find a refitted cloakroom/WC finished with modern tiling, a low level WC, and wash hand basin. The beautifully appointed refitted kitchen has been thoughtfully designed with a stylish range of modern wall and base level units and complemented by sleek work surfaces. Integrated appliances include a dishwasher, washer dryer, microwave, oven, and hob with hood over, while there is additional space for a freestanding fridge freezer. An opening leads directly into the spacious lounge/diner, which extends from front to rear, providing a naturally bright and sociable space. French doors open onto the rear garden, seamlessly blending indoor and outdoor living.







#### First Floor:

Upstairs, a well-proportioned landing leads to two generous double bedrooms, both offering built-in wardrobes for excellent storage. The master bedroom runs the full depth of the property and enjoys dual aspect windows for superb natural light, while the second bedroom comfortably fits a double bed or could make an ideal home office or guest room. The family bathroom is fitted with a three piece suite, comprising of a panel bath with shower over, wash hand basin, and low level WC, all finished with tasteful tiling and chrome fixtures.

#### Outside:

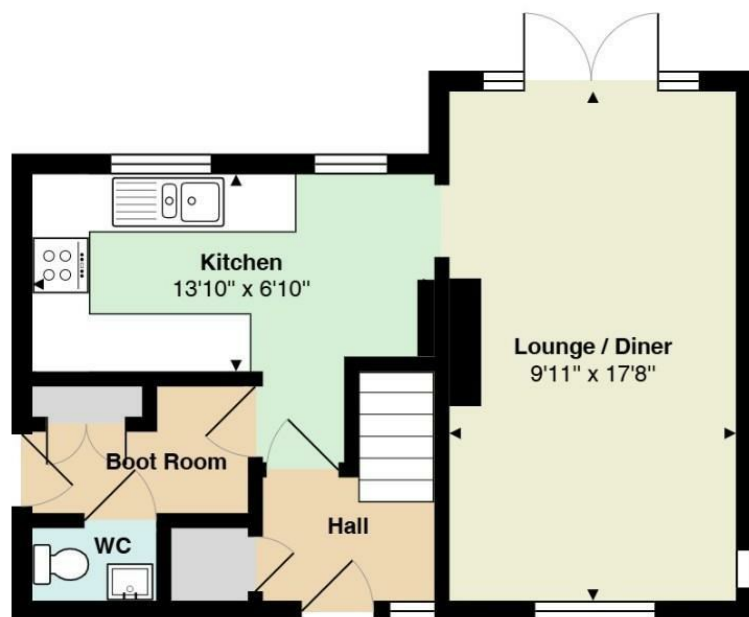
To the front of the property is a neat driveway providing off-road parking, with a path leading to the front door and gated access to the rear garden. The private rear garden is a particular highlight - beautifully landscaped and offering a tranquil retreat. A generous patio area sits immediately off the French doors, perfect for al fresco dining, while the well-maintained lawn is framed by an array of mature shrubs and includes a charming apple tree. A timber garden shed provides additional storage.



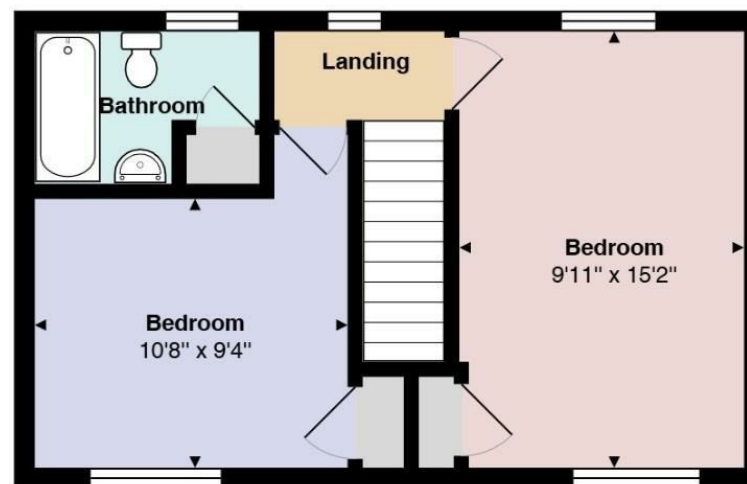
Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised 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: 764 ft<sup>2</sup>

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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