



64 Byford Way
Leighton Buzzard, LU7 4NU

Price £449,995



Q QUARTERS
ESTATE AGENTS

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, Leighton Buzzard, LU7 4NU

Quarters are delighted to offer for sale with no upper chain this four bedroom detached family home located in the highly sought after area of Billington Park and situated in this quiet cul-de-sac position within a short walk of Astral Park. The property boasts generous accommodation comprising: Entrance hallway, kitchen, utility room, lounge, dining room, conservatory, cloakroom/WC, four bedrooms (master with en suite) and a generous refitted family bathroom. Additional benefits include, double glazing, gas heating, garage, driveway parking and private rear garden. Viewing is highly recommended.

Entrance Hall:

Enter via double glazed front door. Single panel radiator. Ceramic tile floor. Coving to ceiling. Stairs to first floor. Cupboard under stairs. Doors to kitchen, cloakroom/WC and lounge.

Kitchen:

11'2 x 7'8 (3.40m x 2.34m)
Double glazed window to front aspect. Chrome heated towel rail. Ceramic tile floor. Fitted suite comprising: Stainless steel sink with cupboard under. Further range of wall and base level units with roll edged work surface over. Integrated dishwasher, fridge freezer, double oven and four ring gas hob with hood over. Tiling to water sensitive areas. Door to:

Utility Room:

7'8 x 5' (2.34m x 1.52m)
Double glazed door to side. Single panel radiator. Ceramic tile floor. Fitted utility with range of units and roll edged work surface with inset stainless steel sink. Space for washing machine. Central heating boiler.

Cloakroom/WC:

Single panel radiator. Ceramic tile floor. Fitted suite comprising: Low level WC and vanity wash hand basin with tiled splashback.

Lounge:

14'5 x 11'1 (4.39m x 3.38m)
Double glazed bay window to rear. Two radiators. Coving to ceiling. Television point. Opening to:

Dining Room:

8'10 x 7'8 (2.69m x 2.34m)
Double panel radiator. Coving to ceiling. Opening to:

Conservatory:

9'2 x 8'8 (2.79m x 2.64m)
Of brick base and double glazed construction. Double glazed doors to garden.

First Floor:

Landing:

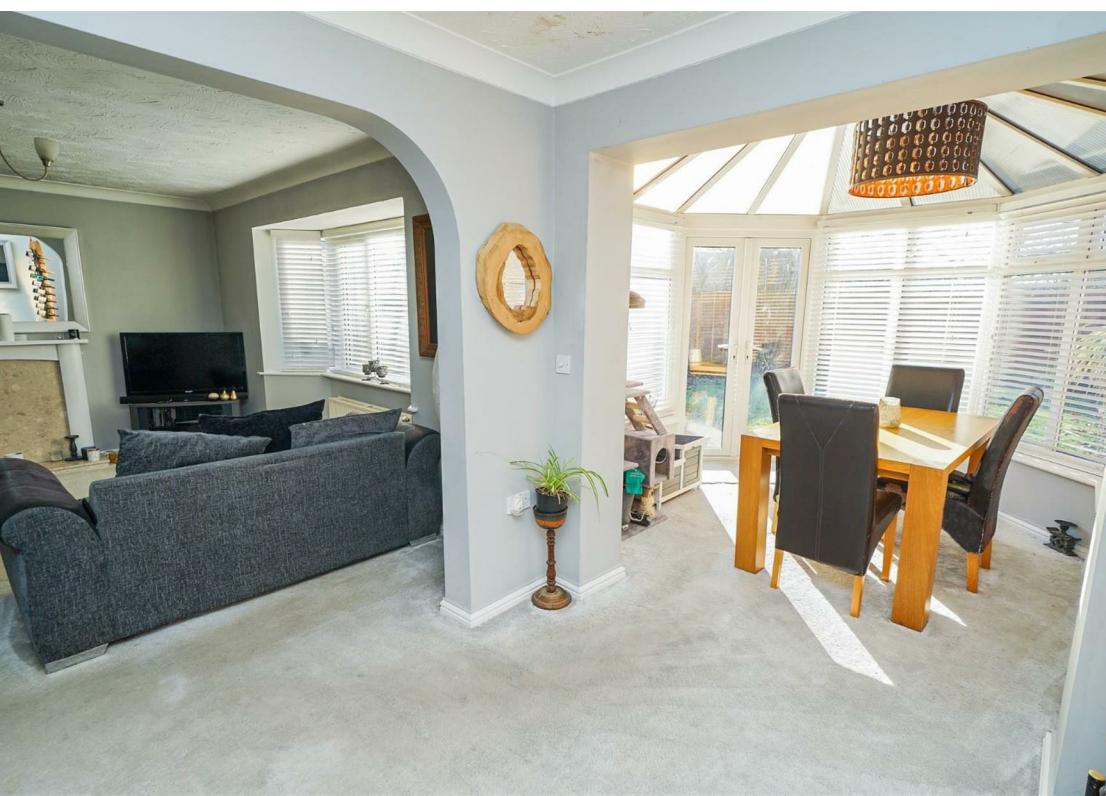
Single panel radiator. Loft access. Doors to bedrooms and family bathroom.

Master Bedroom:

11' x 9'4 (3.35m x 2.84m)
Double glazed window to front aspect. Single panel radiator. Built in wardrobes. Television point. Door to:

En-Suite:

Double glazed window to side aspect. Single panel radiator. Fitted suite comprising: Low level WC, pedestal wash hand basin and shower cubicle. Tiling to water sensitive areas.





Bedroom Two:

13'1 x 8'1 (3.99m x 2.46m)

Double glazed window to front aspect. Single panel radiator. Built in wardrobes. Telephone point.

Bedroom Three:

10'7 (max) x 8'1 (3.23m (max) x 2.46m)

Double glazed window to rear aspect. Single panel radiator.

Bedroom Four:

8'8 x 7' (2.64m x 2.13m)

Double glazed window to rear aspect. Single panel radiator. Telephone point.

Family Bathroom:

Double glazed window to rear aspect. Vertical radiator. Refitted suite comprising: Low level WC, vanity wash hand basin and jacuzzi bath with shower over. Tiling to water sensitive areas. Airing cupboard.

Outside:

Front:

Driveway parking extending to garage and front door. Remainder laid mainly to shingle.

Rear Garden:

Landscaped private rear garden with paved patio area and remainder laid mainly to lawn with mature shrub borders.

Garage:

15'5 x 7'10 (4.70m x 2.39m)

Access via up and over garage door. Power and lighting.



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.