

Knaves Hill

Leighton Buzzard, LU7 2SL

Price £225,000

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We are delighted to offer for sale with no upper chain this three bedroom mid terrace home, situated on the edge of the popular Knaves Hill development within desirable Linslade. The property offers a well balanced layout with separate reception areas and excellent potential for full refurbishment, making it an ideal opportunity for buyers looking to modernise and create a home to their own specification. Additional benefits include a rear garden with gated access and a garage in a nearby block. Viewing is highly recommended to fully appreciate the potential this property has to offer.

Location:
Knaves Hill remains a highly sought-after residential area within Linslade, favoured for its convenient position and family-friendly setting. The property is within walking distance of Leighton Buzzard town centre and the mainline train station, providing direct services into London Euston, making it ideal for commuters. The area benefits from a range of well regarded schooling, green spaces, footpaths and play parks, along with easy access to the Grand Union Canal offering scenic walks and waterside amenities. Road links via the A5 and M1 are also readily accessible.

Ground Floor:
The property is entered via an entrance hall with stairs rising to the first floor and access through to the lounge. The lounge is positioned to the front and offers a well proportioned living space with room for a range of furniture. A door leads through to the dining room, which is located to the rear and enjoys direct access to the garden via patio doors, creating a natural connection between indoor and outdoor space. From the dining room, a further door leads into the kitchen, which is arranged with a practical layout and offers scope for complete updating to suit individual requirements.

























First Floor:
The first floor landing provides access to three bedrooms and the family bathroom, along with an airing cupboard and loft access. There are two bedrooms positioned to the front, offering flexibility for family use or home working, while the main bedroom sits to the rear and overlooks the garden. The bathroom is also located on this level and presents an opportunity for refurbishment.

Outside:
To the front, the property benefits from a garden laid mainly to lawn with a pathway leading to the entrance and gated access to the rear. The rear garden includes a paved area directly off the property, with a pathway leading to gated rear access, while the remainder is currently overgrown, offering clear scope for landscaping and improvement to create a usable outdoor space.

Garage:
The property benefits from a garage located in a nearby block, providing additional storage or parking.

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: 823 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk