



Nicolson Drive

Leighton Buzzard, LU7 4HQ

Offers In Excess Of £350,000



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QUARTERS

YOUR NEXT MOVE

Nicolson Drive

Leighton Buzzard, LU7 4HQ

We are delighted to offer for sale with no upper chain this spacious three bedroom terraced family home located in the popular area of Billington Park and located in a quiet cul de sac. The property is presented to the market in good decorative order with accommodation comprising; Entrance hallway, cloakroom/WC, kitchen/breakfast room, lounge, dining room, three bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, gas heating, private rear garden, garage in a nearby block and driveway parking for one car. Viewing is highly recommended.

Location:

Nicolson Drive is situated in the heart of the ever popular Billington Park development which remains a sought after location for first time buyers and families looking for good schooling, transport links, local parks and shops, whilst remaining close to the historic market town centre. This property benefits from its close proximity to a local play area and walking distance to nearby Astral Park and Astral Lake. It is well situated for access to road transport links, with the nearby bypass 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 Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





Ground Floor:

The ground floor features a welcoming entrance with doors leading to the dining room, kitchen and cloakroom/wc. A bright reception room to the front, providing a flexible space for relaxing or entertaining. To the rear, the kitchen/dining room is well laid out with ample storage and workspace, offering a practical and sociable area with access through to the garden.

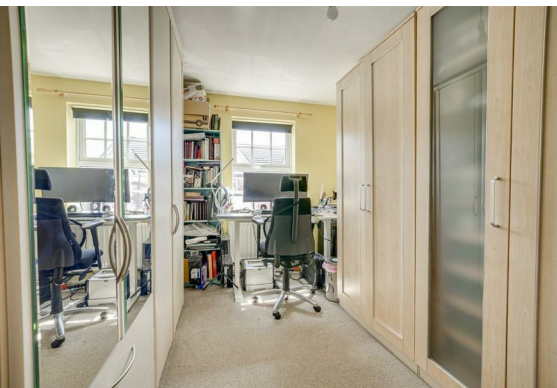


First Floor:

On the first floor, a generous lounge provides an excellent main living space, filled with natural light and perfect for everyday living. This floor also benefits from a well-proportioned bedroom, ideal for guests, a home office, or additional family accommodation.

Second Floor:

The top floor comprises two further bedrooms which are both double bedrooms, including a master bedroom with the added benefit of an en-suite shower room. A family bathroom serves this level, completing the internal accommodation.



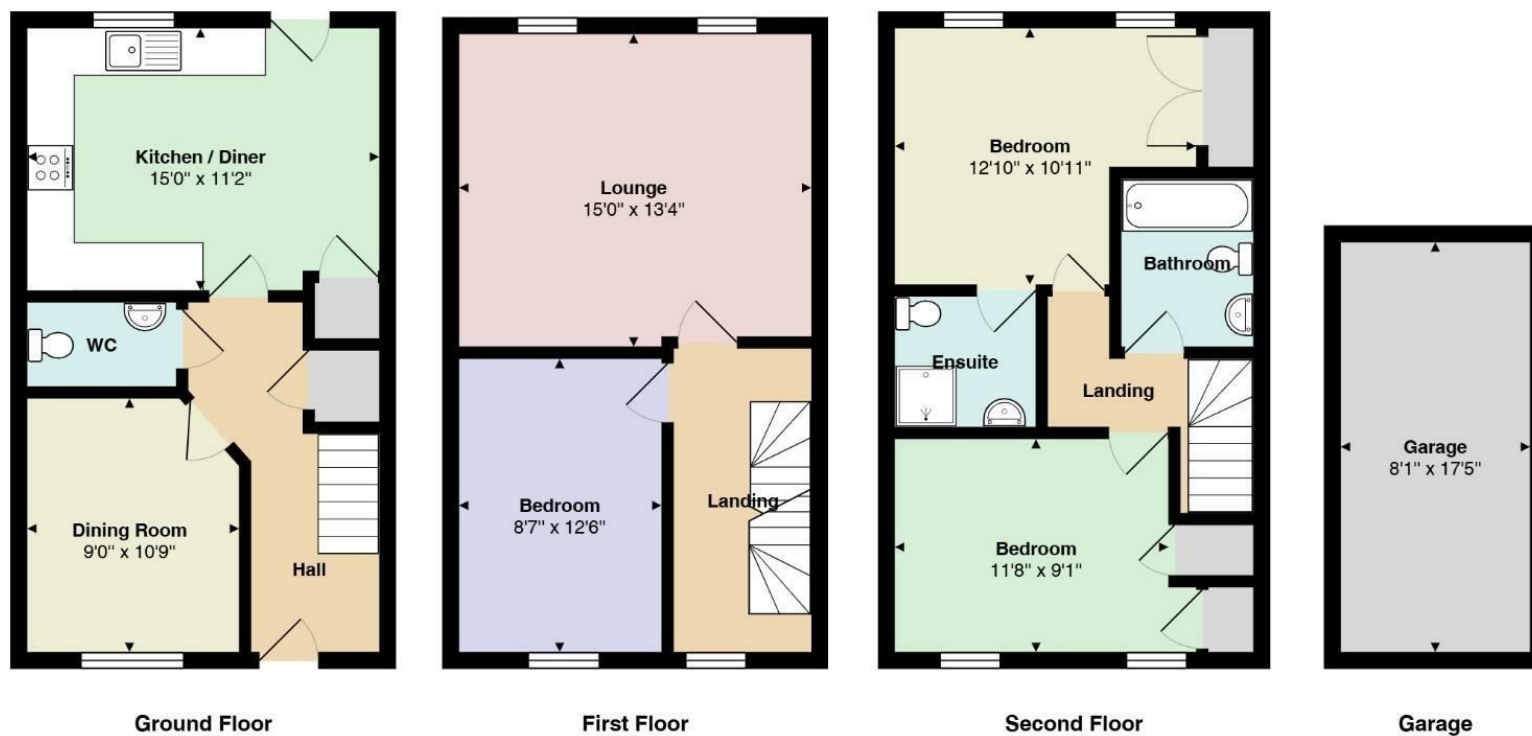
Outside:

Outside, the property enjoys a private rear garden, offering a pleasant setting for outdoor dining and leisure. There is a gate which leads to the garage and parking to the rear.



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: 1336 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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