



Cedars Way

Leighton Buzzard, LU7 2PD

Guide Price £290,000



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## Cedars Way

Leighton Buzzard, LU7 2PD

We are delighted to offer for sale this three bedroom terraced family home located in the highly sought after area of Linslade. The property sits in an enviable position just minutes walk from the Mainline Train station, Town Centre, Grand Union Canal and Tiddenfoot Lake, as well as falling within catchment area of popular schooling. The accommodation currently comprises: Entrance hall, lounge/diner, kitchen, three bedrooms and a bathroom. Additional benefits include gas heating, private generous rear garden and a garage. Viewing is highly recommended.

### Location:

Cedars Way is located on the outskirts of ever popular Linslade, with the mainline train station just a few minutes walk from the property providing trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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. 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 accommodation is accessed via an entrance hallway which provides a welcoming introduction to the property. Both doors lead through to the kitchen and lounge/diner. The kitchen, positioned to enjoy views over the garden and offering a functional range of storage and work surfaces with direct access outside. Spanning the full width of the property is a generous lounge/diner, creating a fantastic open living space with clearly defined seating and dining areas, a log burner sits in the heart of the home and is ideal for both everyday living and entertaining while benefitting from excellent natural light.

### First Floor:

To the first floor, the property offers three bedrooms comprising two doubles and a well-sized single, all served by a family bathroom. The layout is well balanced and makes efficient use of the available space.

### Outside:

To the front is a paved pathway which leads to the front door with the remainder mostly laid to lawn and surrounded by hedges. A secure door conventionally leads through to the alleyway which provides shared access. Furthermore, you can enjoy a generous private rear garden, providing an ideal area for outdoor dining, relaxation or low-maintenance enjoyment. Further benefits include a garage located in a nearby block, offering secure parking or 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



Total Area: 848 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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