



Church Road

Leighton Buzzard, LU7

Guide Price £780,000



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Q **QUARTERS**
ESTATE AGENTS

EST. 2011

Church Road, Leighton Buzzard, LU7 9BX

Quarters are privileged to offer for sale this five bedroom spacious detached family home which has been thoughtfully extended and renovated by the current owners and situated in the heart of this popular Buckinghamshire village. The property boasts an expansive and versatile ground floor featuring a stunning refitted kitchen/dining/family room with bi-folding doors to the garden, lounge, study, snug, utility room, boot room and a cloakroom/WC. On the first floor there are four bedrooms (two with refitted en-suites) and a refitted family bathroom. The second floor now provides a master bedroom which is open to an en-suite bathroom with freestanding bath. Externally there is ample driveway parking to the front and a landscaped garden to the rear.

Location:

The Buckinghamshire village of Slapton lies midway between Leighton Buzzard and Cheddington and half a mile from the picturesque Grand Union Canal. Keen walkers and cyclists will find a range of excellent routes including the Chiltern Hills, which are only two miles away.

Shopping is provided in the historic market town of Leighton Buzzard. In addition to a good range of independent shops and the regular farmers market, there is also a M&S food hall and Waitrose.

The Village conveniently provides a bus service to the highly rated primary school in Cheddington. For secondary schools, Slapton falls within the Aylesbury Grammar School catchment area. There are also several Private schools in the surrounding area and the village is on the bus route for Berkhamsted Collegiate School.

Entrance Hall:

Enter via double glazed front door. Double panel radiator. Wood effect flooring. Recessed lighting. Stairs to first floor. Doors to study, cloakroom/WC, lounge and open Plan kitchen/dining/family room.

Study:

9'6 x 6'8

Double glazed window to front aspect. Double panel radiator. Wood effect flooring.

Cloakroom/WC:

Double glazed window to side aspect. Tiled floor. Recessed lighting. Fitted suite comprising: Low level WC and vanity wash hand basin.

Lounge:

14'6 x 11'10

Double glazed windows to dual aspects. Double panel radiator. Wood effect flooring. Telephone point.

Open Kitchen/Dining/Family Room:

24'3 x 21' (max)

Bi-folding doors to rear garden. Velux window. Underfloor heating. Wood effect flooring. Recessed lighting. Fitted kitchen comprising: Island unit with inset composite sink, cupboards under and integrated dishwasher and wine cooler. Solid oak work surface over with breakfast bar surround. Further range of wall and base

level units with solid oak work surface over. Integrated fridge freezer, microwave, oven and induction hob with hood over. Television point. Cupboard under stairs. Doors to snug and utility room.

Snug:

10'7 x 9'8

Double glazed doors to garden. Double panel radiator. Wood effect flooring. Television point. Door to:

Utility Room:

11'9 x 5'6

Double glazed door to side. Double panel radiator. Wood effect flooring. Fitted utility comprising: wall and base level units with work surface over. Space for washing machine. Door to:

Boot Room:

9'3 x 5'6

Double glazed window to front aspect. Single panel radiator. Wood effect flooring.

First Floor Landing:

Double glazed window to side aspect. Telephone point. Built in storage cupboard. Doors to first floor bedrooms and family bathroom.

Bedroom One:

12'7 x 9'7

Two double glazed windows to front aspect. Double panel radiator. Door to:

En-Suite:

Double glazed window to side aspect. Heated towel rail. Recessed lighting. Fitted suite comprising: Low level WC, pedestal wash hand basin and shower cubicle. Tiling to water sensitive areas.

Bedroom Two:

10'7 x 10'2

Double glazed window to front aspect. Double panel radiator. Door to:

En-Suite:

Chrome heated towel rail. Recessed lighting. Fitted suite comprising: Low level WC, vanity wash hand basin and shower cubicle. Tiling to water sensitive areas.

Bedroom Three:

10' x 9'7

Double glazed window to rear aspect. Double panel radiator.

Bedroom Four:

10'7 x 8'6

Double glazed window to rear aspect. Double panel radiator.

Family Bathroom:

Double glazed window to side aspect. Chrome heated towel rail. Recessed lighting. Fitted suite comprising: Low level WC, vanity wash hand basin roll-top bath and shower cubicle. Tiling to water sensitive areas.

Second Floor Landing:

Velux window. Door to:

Master Suite:

25'10 (max) x 16'11 (max)

Two Velux windows. Two double panel radiators. Telephone point. Open to bathroom area with freestanding bath, vanity wash hand basin and low level WC. Recessed lighting. Limited head height.

Outside:

Front:

Timber gate to gravelled driveway parking extending to front door. Gated access to rear.

Rear Garden:

Landscaped rear garden enclosed by panel fencing, with paved patio area and remainder laid mainly to lawn. timber shed.

Agent's Note:

This is a freehold property. Council Tax Band: D

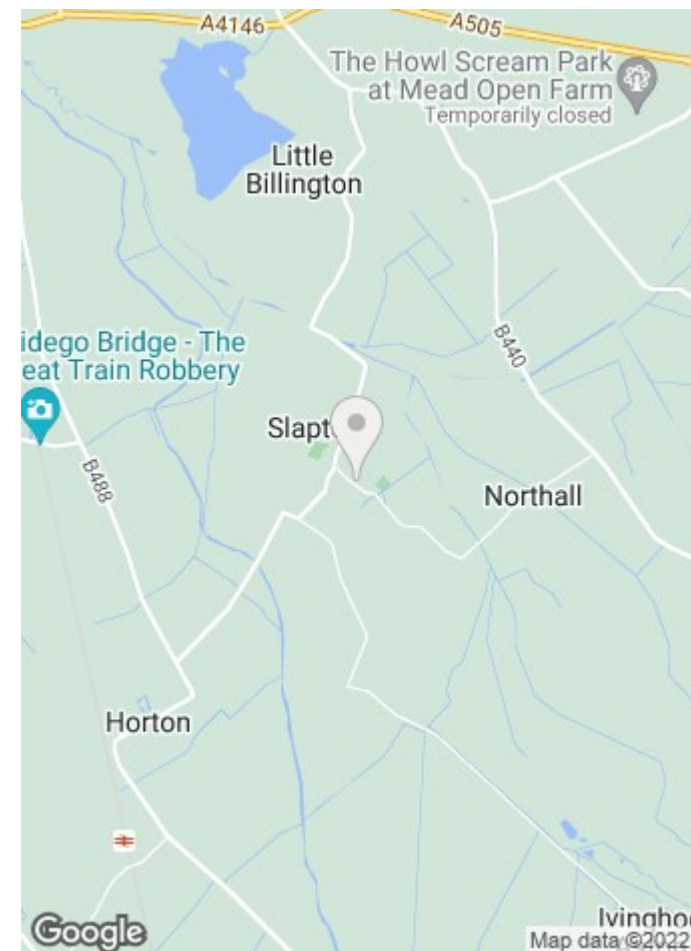
Floor Plan



Total Area: 2267 ft² ... 210.6 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Map



17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

T: 01525 853733 E: info@quartersestateagents.co.uk

www.quartersestateagents.co.uk

