Rowley Furrows

Leighton Buzzard, LU7 2SH

Price £325,000

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QUARTERS

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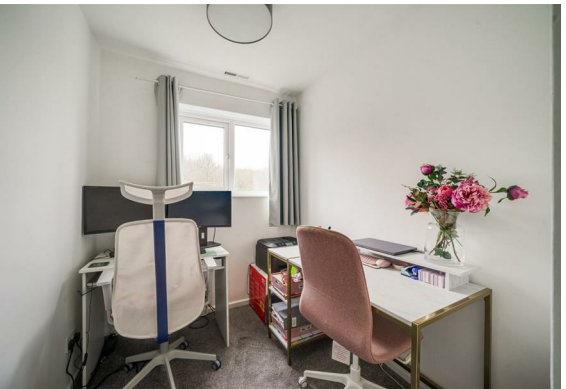
Rowley Furrows

Leighton Buzzard, LU7 2SH

We are delighted to offer for sale with no upper chain this three bedroom family home, ideally situated within walking distance of the Mainline Train Station, popular local schooling and Linslade Woods. The property offers bright and spacious accommodation comprising: Entrance porch, hallway, 14ft lounge, dining room, kitchen, three bedrooms and family bathroom. Additional benefits include double glazing, gas central heating, southerly facing rear garden and garage. Viewing is highly recommended.

Location:
Rowley Furrows remains a popular residential area in desirable Linslade, and boasts a range of family homes. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for first time buyers, families, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy. 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 Grand Union canal also runs through Linslade, providing a range of benefits including scenic walks and canal-side pubs.

Ground Floor:
Enter via UPVC front door into the entrance porch, which opens into the hall,. There are stairs leading to the first floor and a door to the lounge. The lounge is a bright and spacious room with ample room for a variety of furniture. A door leads through to the kitchen/dining room which has ample space for a family sized dining table and double glazed doors opening to the rear garden. The kitchen has been fitted with a range of wall and base level units and roll edged work surface over, plus there are spaces for appliances. There is also a built in storage larder cupboard adding extra convenience,



First Floor:
The landing includes an airing cupboard and loft access, with doors to the bedrooms and family bathroom. To the front of the property there is a double bedroom with built-in wardrobes and also a single bedroom suitable for a use as a study or nursery. At the rear is a further double bedroom which enjoys pleasant views over the rear garden. The bathroom has been refitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over, finished nicely with complimentary tiling.

Outside:
To the front the garden is laid mainly to lawn with a path extending to the front door. At the rear the mature garden is enjoys a generous lawn with a wealth of mature shrubbery and is enclosed by panel fencing.

Garage:
The garage is situated nearby and is accessed via an up and over door, with a courtesy door opening 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: 814 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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