



Bideford Green

Leighton Buzzard, LU7 2TY

Offers In Excess Of £375,000



QUARTERS  
YOUR NEXT MOVE



## Bideford Green

Leighton Buzzard, LU7 2TY

We are delighted to offer for sale this spacious three bedroom end of terrace family home, situated within the popular residential area of Bideford Green. The property offers well proportioned and versatile accommodation throughout, comprising an entrance hall, kitchen, dining room, impressive full width lounge, three generous bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing, garage with adjoining utility room, a generous driveway and a beautifully landscaped south-westerly facing rear garden. Viewing is highly recommended.

### Location:

Bideford Green remains a popular residential area in desirable Linslade. 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:

The property is entered via the entrance hall which provides access to the kitchen, dining room and lounge, with stairs rising to the first floor. The kitchen sits to the right of the hallway and is fitted with a range of wall and base level units with roll edged work surfaces over, along with a selection of integrated appliances. The layout provides a practical working space with room for additional appliances where required. To the left of the hallway is the dining room, a well proportioned space that comfortably accommodates a family sized dining table. The room is versatile in its use and could equally serve as a family room, playroom or home office if required. Spanning the width of the property to the rear is the lounge, an exceptionally spacious reception room offering ample space for a wide range of furniture arrangements. Two sets of sliding doors open directly onto the rear patio, allowing natural light to flood the room and creating a seamless connection to the garden. A garage has been added to the side of the property, providing useful storage or parking, with a separate utility room positioned to the rear of the garage offering additional space for appliances and practicality.







#### First Floor:

The first floor landing provides access to all three bedrooms and the family bathroom. There are three well proportioned bedrooms, with the two larger bedrooms positioned to the rear of the property and offering ample space for bedroom furniture. The third bedroom is also a comfortable room and provides flexibility for use as a bedroom, nursery or study. The family bathroom has been fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and walk-in shower cubicle, with complementary tiling to water sensitive areas.

#### Outside:

To the front of the property is an expansive block paved driveway providing off street parking for multiple vehicles and extending to the garage. A neatly maintained garden area sits to one corner, adding to the kerb appeal. The rear garden is a particularly attractive feature of the home, enjoying a desirable south-westerly aspect. The garden has been thoughtfully landscaped to provide a paved patio area directly off the rear of the property, ideal for outdoor dining and entertaining. Steps rise to a raised lawn which is bordered by a wealth of mature shrubbery, creating a private and well established outdoor space.



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: 1316 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)