Willow Bank Walk

Leighton Buzzard, LU7 3UR

Offers In Excess Of £325,000

3 | 1 | 1 | C

QUARTERS
YOUR NEXT MOVE

Willow Bank Walk

Leighton Buzzard, LU7 3UR

We are delighted to offer for sale with no upper chain this three bedroom semi-detached family home, situated in a quiet spot in this sought after area, and within walking distance of local schools and amenities. The property is in good order and has accommodation comprising: Entrance hallway, lounge, kitchen/diner, cloakroom/WC, three bedrooms and a bathroom. Additional benefits include double glazing, gas central heating, front and rear gardens, garage and off road parking parking. Viewing is highly recommended to appreciate this property.

Location:
Willow Bank Walk is a popular mature residential setting for families looking for close proximity to popular schooling, good transport links, local parks and shops. The property sits adjacent to Clipstone Brook which provides a picturesque setting, and 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. Additionally, the mainline train station provides regular trains to London Euston in as little at 30 minutes.

Ground Floor:
Enter into a spacious hallway with doors to the kitchen, cloakroom/WC, lounge, storage cupboard and stairs to the first floor. The bright and airy kitchen/diner is a good size with a range of wall and base units and space for various white goods to suit all needs. A cloakroom/WC is centrally located under the stairs and comprises of a low level WC and vanity hand wash basin. The generous lounge provides ample space for a range of living room furniture and the sliding patio doors provide access to the rear garden.

First Floor:

The landing provides loft access and doors to the three bedrooms. To the front aspect is a generous double bedroom with plenty of space for furniture to suit all needs. To the rear is a further double bedroom with the airing cupboard. A single bedroom sits to the rear and enjoys pleasant views of the garden. A family bathroom completes the upstairs and comprises of a low level WC, vanity hand wash basin and panel bath.

Outside:

There is a mature front garden with a range of shrubbery and a path extending to the front door, plus gated access to the rear. The rear garden includes a paved patio area which extends to the side, the rest is mostly laid to lawn with space for a shed and various garden furnishings. The garage is accessed via an up and over garage door and is located in a nearby garage block.

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: 759 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk