



Appenine Way  
Leighton Buzzard, LU7 3XE

Offers In Excess Of £425,000



QUARTERS  
YOUR NEXT MOVE

# Appenine Way

Leighton Buzzard, LU7 3XE

\*\*\* VIEWINGS TO COMMENCE ON SATURDAY 17TH JANUARY 2026 \*\*\*

We are delighted to offer for sale this substantial and thoughtfully extended four bedroom end of terrace family home, offering approximately 1,400 sq. ft. of highly flexible living accommodation arranged over two floors. Occupying an enviable corner plot within a popular residential area of Leighton Buzzard, the property has been designed to cater for modern family life, with impressive open plan living spaces, excellent bedroom proportions and the rare advantage of off street parking and a garage.

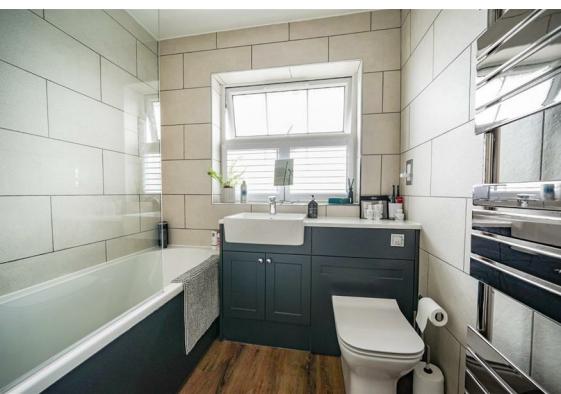
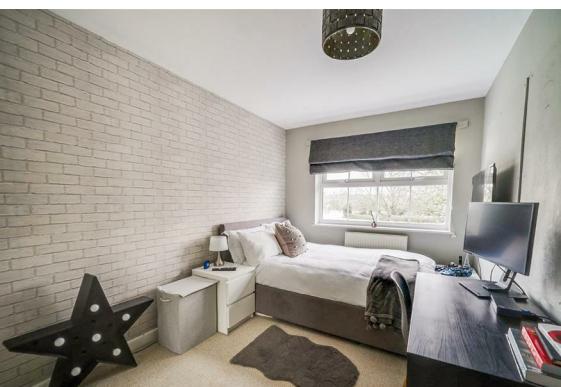
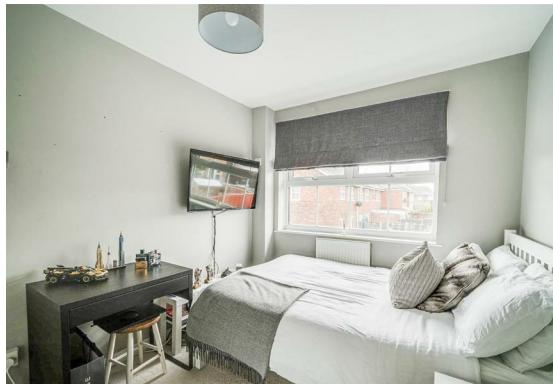
## Location:

This property is situated in a set back position on the highly sought after Planets development, which remains an exceptionally popular location for families looking for popular schooling, good transport links, local parks and shops, whilst remaining reasonably close to the historic market town centre. The town centre provides a range of shops, restaurants and bars, as well as the regular market. 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. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

## Ground Floor:

The entrance hall sits centrally within the property. To the left is a sitting room which lends itself perfectly to a home office, playroom or snug, while to the right is a well proportioned lounge ideal for everyday family living. To the rear of the property is the true heart of the home: a stunning refitted kitchen/breakfast room which opens seamlessly into the family room, creating an outstanding open plan space ideal for modern lifestyles. The kitchen is fitted with a contemporary range of units and is complemented by Iroko hardwood and granite worktop spaces, with a door leading through to the utility room. The family room is a standout feature, boasting a vaulted ceiling with three Velux windows flooding the space with natural light, alongside bi-folding doors across the rear which connect beautifully with the garden. The finish is further enhanced with Karndean flooring. The utility room provides space and plumbing for both a washing machine and tumble dryer, along with access to the rear garden, a cloakroom/WC and a further internal door back into the sitting room, enhancing the flexibility of the layout.





#### First Floor:

To the first floor, the accommodation continues to impress with three excellent sized double bedrooms plus a good sized single bedroom, along with the family bathroom. The principal bedroom is dual aspect and benefits from a dressing area and a stylish ensuite shower room. The family bathroom is fitted with a modern three piece suite comprising a low level WC, vanity wash hand basin and panelled bath with shower over, finished with quality tiling.

#### Outside:

Outside, the front garden is neatly arranged and enclosed by hedgerow, with a pathway leading to the front door and gated access through to the rear. The rear garden is a real highlight, taking full advantage of the corner plot position to provide an impressive outdoor space. There is a covered area to the side of the property, with the remainder laid mainly to lawn and complemented by generous paved patio areas ideal for entertaining. An area has also been reserved for off street parking, a rare and valuable feature for this location, and the property further benefits from a garage located in a nearby block. An electric vehicle charger has been installed in this area.

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



## 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.