

Byford Way

Leighton Buzzard, LU7 4NU

Price £550,000

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QUARTERS
YOUR NEXT MOVE

Byford Way

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We are delighted to offer for sale this spacious four bedroom detached family home located in the sought after area of Billington Park and just a short walk from Astral Park & lake. The property provides spacious accommodation comprising; Entrance hallway, cloakroom/WC, lounge, dining room. family room/ study, refitted kitchen, four double bedrooms (two with ensuites) and a refitted family bathroom. Additional benefits include double glazing, gas heating, private rear garden and driveway parking for multiple cars. Viewing is highly recommended to appreciate the space and setting of this property.

Location:

Byford Way is situated on the ever popular Billington Park development which remains a sought after location for first time buyers and families looking for good schooling, transport links, local parks and shops, whilst remaining close to the historic market town centre. This property benefits from its close proximity to nearby Astral Park and walking distance to Astral Lake. It 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. 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:

You enter via a welcoming entrance hallway, providing access to the all ground floor accommodation and stairs rising to the first floor. A convenient ground floor cloakroom is also located off the hallway. The kitchen/diner is a particularly impressive room, offering an excellent amount of space for both everyday family living and entertaining. The generous proportions allow for a dedicated dining area alongside the kitchen, creating a sociable and practical heart to the home. The lounge provides a comfortable reception room and benefits from direct access into the conservatory. A fireplace is in the heart of the home and provides a cosy feel. The additional reception space which the conservatory provides an excellent extension of the living accommodation and offers a pleasant area in which to relax and enjoy views towards the garden. Further versatility is provided by the family room/study, which was the former garage and could be utilised in a variety of ways depending on the needs of the purchaser. Whether used as a home office, playroom, snug or additional family reception room, this is a particularly useful addition to the property.

























First Floor:

To the first floor are four bedrooms, providing excellent accommodation for a growing family. They are all a generous size and can accommodate a double bed in all. There is built in wardrobes in two bedrooms which provide excellent storage with the other bedrooms benefitting from plenty of space for furniture to suit all needs. Two of the bedrooms benefit from their own en-suite shower rooms, whilst the remaining bedrooms are served by the family bathroom which comprises of a low level WC, vanity hand wash basin and panel bath.

Outside:

To the front of the property is a well-maintained approach with a driveway providing off-road parking for multiple cars and access to the property. The rear garden is enclosed and offers a good degree of privacy, providing an excellent outdoor space for families and entertaining. The garden offers a combination of lawn and paved areas, with established borders and planting, creating a pleasant and versatile space to enjoy throughout the year. There is also access to the property and useful external space for storage. There is a gate to the rear and to the side with a lean too providing covered storage 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



Total Area: 1568 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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