



Mill Road

Leighton Buzzard, LU7 1AU

Guide Price £300,000



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QUARTERS

YOUR NEXT MOVE

Mill Road

Leighton Buzzard, LU7 1AU

We are delighted to offer for sale this two bedroom period home located walking distance to the Town Centre and facing a local park. The property is presented to the market in good order with accommodation comprising: Lounge/dining room, kitchen, refitted bathroom and two bedrooms. Additional benefits include double glazing, gas central heating, low maintenance southerly facing rear garden. Viewing is highly recommended to appreciate the space and setting.

Location:

Centrally located Mill Road boasts a variety of period dwellings, with a range of local shops within a short walk, and is ideally situated close to the Market Town Centre of Leighton Buzzard, with it's many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. There are excellent transport links locally with the A505 and A5 providing links by road to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

The ground floor is arranged around a welcoming lounge/dining room which provides a comfortable space to relax and entertain, leading through to a well-appointed kitchen/dining room. The lounge/diner benefits from under stairs storage with two feature fireplaces providing a cosy feel. The kitchen is located to the rear and has ample storage and work surface space, there is an integrated fridge/freezer and dishwasher and plenty of space of space for a variety of white goods to suit all needs. A door leads to the rear garden. The layout is both practical and inviting, creating a home perfectly suited to modern living.





First Floor:

The first floor comprises of two well-proportioned bedrooms, both offering comfortable accommodation. The master bedroom has a feature fireplace in the heart of the room, with ample space for storage. A generous four piece family bathroom completes the upstairs and comprises of a panel bath, separate shower enclosure, wash hand basin and low-level WC, providing both convenience and flexibility for busy households.

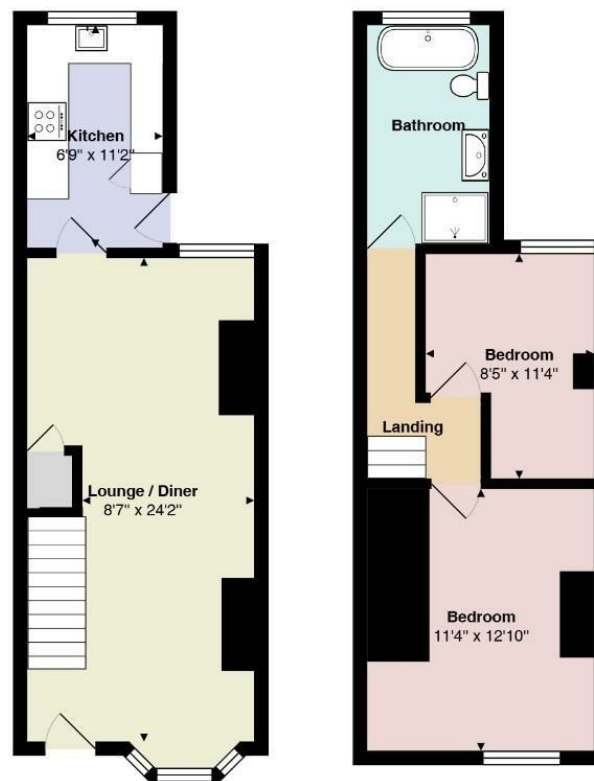
Outside:

There is a gate and tiled pathway which leads to the front door. To the rear, the property enjoys a low maintenance rear garden, designed to provide an attractive outdoor space requiring minimal upkeep, making it ideal for relaxing or entertaining throughout the warmer months. There is a good sized summer house to the rear with a patio providing an excellent place to relax in the summer sun.



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: 711 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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