

# Almond Road

Leighton Buzzard, LU7 3UN

**Guide Price £315,000**

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## Almond Road

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We are delighted to offer for sale with no upper chain this light and airy three bedroom semi detached home, situated on Almond Road in Leighton Buzzard. Offering well proportioned accommodation throughout, including lounge/diner, kitchen, three bedrooms and family bathroom. The property would make an ideal family home, with a layout that lends itself well to modern day to day living. Additional benefits include double glazing, gas central heating and private rear garden.

**Location:**

Almond Road 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:**

The ground floor has been arranged with practicality in mind. The kitchen is positioned to the front of the property, offering a sensible layout for everyday cooking, with space for a variety of kitchen appliances while the lounge/diner sits to the rear, benefiting from sliding doors that open directly onto the garden and flood the space with natural light. This rear aspect creates a natural connection between indoor and outdoor living, ideal for both relaxing and entertaining. The downstairs hallway offers useful additional storage, with two cupboards providing practical space for everyday household items.



















## First Floor:

Upstairs, the property offers three bedrooms alongside the family bathroom, all conveniently arranged on the same floor. The master bedroom sits to the front aspect and provides ample space for bedroom furniture. Two further bedrooms sit facing the rear aspect with views of the rear garden. The layout offers flexibility for family living, with scope to configure the bedrooms to suit a variety of needs.

## Outside:

To the front, the garden is laid to lawn with a pathway leading to the entrance, offering neat and manageable kerb appeal. To the rear, the garden is laid mostly to lawn with a patio area ideal for enjoying the sun, offering a good balance between open space and a dedicated spot for outdoor dining or relaxing. A gate to the rear provides convenient access through to the front, adding a practical touch for everyday use.







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: 756 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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