Johnson Drive

Leighton Buzzard, LU7 4QR

Price £230,000

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QUARTERS
YOUR NEXT MOVE

Johnson Drive

Leighton Buzzard, LU7 4QR

We are delighted to offer for sale this two bedroom coach house apartment, situated on the popular Sandhills development and benefiting from the rare advantage of having no maintenance charges. The property offers well proportioned accommodation with the added benefit of a garage and front garden, making it an attractive option for first time buyers, downsizers or investors. Accommodation comprises: Entrance hallway, open plan lounge/dining/kitchen area, two bedrooms (master with en-suite) and a family bathroom. Additional benefits include gas central heating, double glazing, garage and visitor parking. Viewing is highly recommended.

Location:
Johnson Drive forms part of the well regarded Sandhills development on the eastern side of Leighton Buzzard. The area is particularly popular due to its proximity to open green spaces including Astral Park and Pages Park, as well as the picturesque Astral Lake which sits just a short walk away. Local schooling and everyday amenities are within easy reach, while Leighton Buzzard town centre offers a wide range of shops, cafés and restaurants along the historic High Street. For commuters, Leighton Buzzard mainline railway station provides direct services to London Euston, while the nearby A5 and A505 offer convenient road links to Milton Keynes, Aylesbury and surrounding towns.

Accommodation:
Enter via a double glazed front door into the entrance hallway where stairs rise to the first floor. The hallway also provides internal access to the garage. At the top of the stairs is the open plan living area which forms the heart of the home. The lounge and dining area is a bright and comfortable space with a double glazed window to the front aspect allowing plenty of natural light. There is ample space for both seating and dining furniture, making the room well suited for everyday living and entertaining. The kitchen area is positioned to the rear and fitted with a range of wall and base level units with rolled edge work surfaces over. Integrated appliances include a dishwasher and washing machine, along with an integrated oven and four ring gas hob with extractor hood over. There are additional spaces for a fridge and freezer, while the ceramic tiled floor and tiled splashbacks complete the practical layout. An inner hallway provides access to the loft, airing cupboard, both bedrooms and the family bathroom. The master bedroom is a well proportioned double room with a window to the front aspect and benefits from its own en-suite shower room, fitted with a low level WC, pedestal wash hand basin and double shower cubicle. Bedroom two is a well sized single room overlooking the front aspect, ideal as a guest room, nursery or home office. The family bathroom is fitted with a white suite comprising low level WC, pedestal wash hand basin and panel bath, with tiling to water sensitive areas and ceramic tiled flooring.

Outside:
To the front of the property is a small lawned garden with hedgerow borders and a pathway leading to the entrance. Visitor parking is available to the rear of the property.

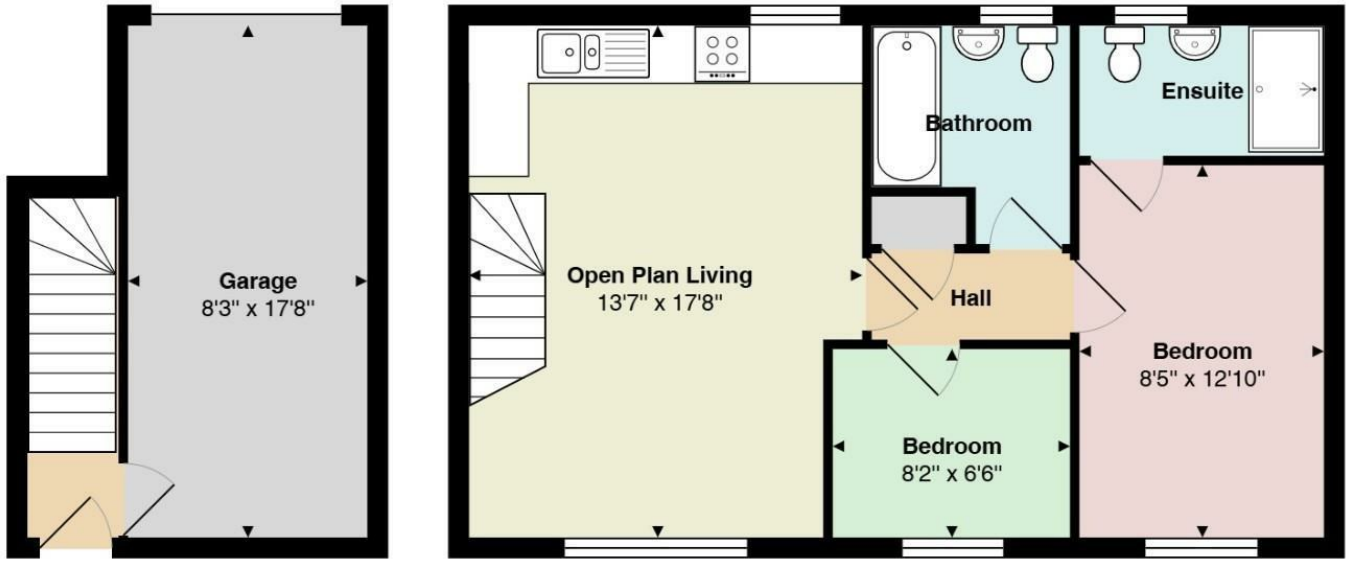
Garage:
The garage is accessed via an up and over door and benefits from power and lighting. Studwork and electrics are already in place, offering potential for conversion to additional space if required, subject to necessary consents.

Note:

There are no service charges for the property. There are charges for buildings insurance and ground rent which amount to £437.40 per annum.

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: 710 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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