Miles Avenue

Leighton Buzzard, LU7 3LG

Price £399,995

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QUARTERS
YOUR NEXT MOVE

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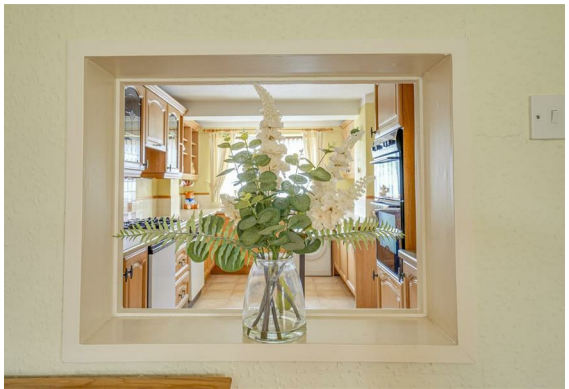
We are delighted to offer for sale with no upper chain this extended three bedroom semi-detached family home, occupying a particularly generous and unusual wedge-shaped plot within the established Miles Avenue area of Leighton Buzzard. The property has clearly been well cared for and is presented in good order, while offering an excellent opportunity for a new owner to modernise and personalise the accommodation. A major feature is the amount of space on offer, with a substantial lounge, separate dining room, kitchen/breakfast room and an impressive 18ft conservatory, while outside the widening plot provides a particularly generous garden extending around the side of the house. Further benefits include a ground floor cloakroom, three bedrooms, first floor shower room, driveway parking and an attached garage with workshop. Viewing is highly recommended.

Location:
Miles Avenue is an established residential setting within Leighton Buzzard, conveniently positioned for access to the town centre and its excellent range of shops, restaurants, cafés and everyday amenities. The property is also well placed for local schooling and transport links, with Leighton Buzzard mainline railway station providing a fast and frequent service into London Euston. The combination of a mature residential location, generous plot and excellent potential makes this a particularly appealing proposition for families and buyers looking for a home they can enhance over time.

Ground Floor:
The property is entered into a welcoming entrance hall, with stairs rising to the first floor, useful storage beneath and access to a convenient cloakroom/WC. The kitchen/breakfast room is a particularly generous space, extending to over 16ft in length and providing an extensive range of fitted cabinetry with ample worktop space, integrated cooking appliances and room for further appliances. There is also space to incorporate informal seating or a breakfast area, while a door opens into the side lobby providing access to the garage, workshop and garden. The substantial lounge provides an excellent main reception space and is large enough to accommodate a variety of furniture arrangements. A distinctive fireplace forms a focal point to the room, which is open to the dining room, offering comfortable space for a family dining table and enjoying a pleasant outlook towards the rear. One of the property's most useful additions is the impressive conservatory, measuring approximately 18ft across and spanning much of the rear of the house. With windows overlooking the garden and doors opening directly outside, this creates a versatile additional reception space and an excellent connection between the house and garden.



First Floor:
The first floor landing provides access to all three bedrooms, the shower room and the loft. The master bedroom is an excellent double room, comfortably accommodating a large bed together with substantial bedroom furniture and benefiting from an extensive range of fitted wardrobes. There are two further well-proportioned bedrooms, both offering useful flexibility for family accommodation, guests or those requiring a home office. Completing the first floor is the shower room, fitted with a three-piece suite comprising a corner shower enclosure, pedestal wash hand basin and WC, with tiled surrounds.

Outside:
The plot is undoubtedly one of the property's standout features. Its unusual shape means the garden widens considerably away from the house, providing a far greater amount of outside space than might initially be expected from the frontage. The conservatory runs close to one side boundary, while on the opposite side the plot opens out substantially to create a generous expanse of garden. This provides plenty of scope for different areas for lawns, planting, children's play and outdoor entertaining, while also giving the property a particularly open feel. The size and configuration of the plot may also offer interesting possibilities for a future owner wishing to further develop or extend the property, subject of course to obtaining any necessary planning permissions and consents. To the front is driveway parking together with access to the garage.

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: 1516 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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