



Meadow Way

Leighton Buzzard, LU7 3XT

Offers In Excess Of £270,000



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YOUR NEXT MOVE

## Meadow Way

Leighton Buzzard, LU7 3XT

We are delighted to offer for sale this three bedroom family home, situated on this mature residential development, and backing onto a local park. The property is in good order and provides spacious accommodation comprising: Entrance porch, lounge, kitchen/dining room, three generous bedrooms and a family bathroom. Additional benefits include double glazing, gas heating and a south/westerly private rear garden. Viewing is highly recommended.

### Location:

Meadow Way is a mature residential setting with a range of well proportioned family homes, popular with first time buyers and families looking for generous living accommodation, close proximity to popular schooling, good transport links, local parks and shops. The property 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 as 30 minutes.

### Ground Floor:

Enter via a double glazed door into the porch, which has plenty of space for coat and shoe storage, there is a door which opens to the lounge. The lounge is a well proportioned room with ample space for a variety of living room furniture, and an extra height window to the front aspect introduces plenty of natural light. There are stairs leading to the first floor and an opening through to the kitchen/dining room. The dining area is perfectly situated to enjoy views out to the rear garden through double glazed French doors. The kitchen is fitted with a range of wall and base level units with roll edged work surface over, there is integrated appliances with a generous storage cupboard.





### First Floor:

The open landing provides access to the three bedrooms, family bathroom and separate WC. The master bedroom is to the front includes a built-in wardrobe. There is a further double bedroom to the rear, overlooking the garden and with views out across the park, which also includes a built-in wardrobe. The third is a single bedroom to the front aspect. The bathroom has been fitted with a wash hand basin and panel bath with shower over, and adjacent to this is a separate WC.

### Outside:

To the front of the property is good sized garden which is mostly laid to lawn, there is a paved path leading to the front door. The landscaped rear garden is noticeably private, and features a paved patio area extending of the rear of the property, and the remainder is laid mainly to lawn. A path leads through the garden to a gate which provides direct access to the park. There is also a brick built shed.



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: 858 ft<sup>2</sup>

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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