Meadow Way

Leighton Buzzard, LU7 3XP

Offers In Excess Of £290,000

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QUARTERS
YOUR NEXT MOVE

Meadow Way

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Quarters are delighted to offer for sale with no upper chain this larger than average three bedroom family home, situated in a mature residential development. The property has been improved by the current owners, and boasts generously proportioned accommodation comprising: Entrance porch, hallway, cloakroom/WC, larger than average lounge/dining room, family room, refitted kitchen, three bedrooms to the first floor and a family bathroom. Additional benefits include double glazing, gas heating, and landscaped 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 at 30 minutes.

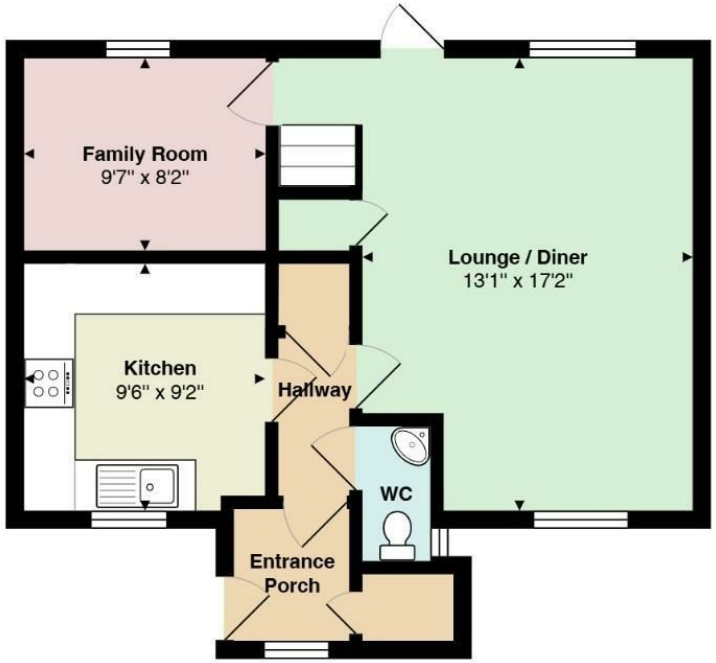
Ground Floor:
Enter into the porch with built in storage cupboard and door to the hallway. The hallway provides access to the refitted kitchen, lounge/dining room, and cloakroom/WC. There is also a cupboard under the stairs. The glossy refitted kitchen is a good size and provides plenty of work surface, integrated appliances, a breakfast bar and is finished with complimentary tiling. The 17ft lounge/dining room is bright and spacious, which allows for a range of living room and dining furniture to be accommodated comfortably. Off this room are the stairs, a door to the rear garden and a further reception room, currently utilised as a home office but could comfortably be put to use as a family room or dining room, if desired.

First Floor:
On the landing the is an airing cupboard, further built in storage cupboard and doors to the bedrooms and family bathroom. The larger than average master bedroom is situated to the rear of the property and has built in wardrobes. The second bedroom, also facing the rear aspect,, also a good sized double bedroom with built in wardrobes. The third bedroom faces the front aspect and is a good sized single room. The first floor is completed with the family bathroom, which provides a three piece suite comprising: Low level WC, wash hand basin and panel bath with shower over.

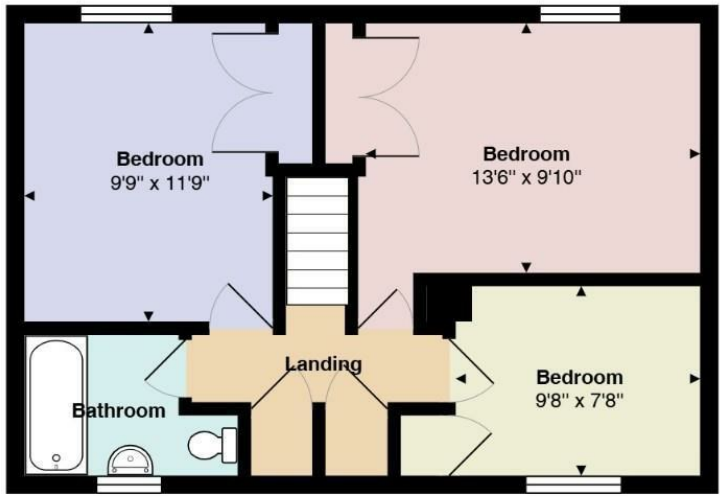
Outside:
There is a lawn area and mature shrubbery to the front, with a path leading to the front door. The landscaped rear garden is noticeably private and not overlooked. There is a patio area to the rear of the house, as well as a brick built shed. A wall separates the lower patio from the fair sized lawn and a further paved patio. There is gated access to the rear.

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



Ground Floor
Area: 512 ft²



First Floor
Area: 474 ft²

Total Area: 986 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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