



Stanbridge Road
Leighton Buzzard, LU7 4QA

Offers In Excess Of £350,000



 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale this spacious three bedroom semi detached house situated on a generous plot and located within a short walk of the town centre and sought after local schooling. The accommodation comprises: Entrance porch, inner hallway, living room, spacious kitchen, dining room, downstairs family bathroom, three bedrooms and an upstairs WC. Additional benefits include double glazing, gas heating and driveway parking for two cars. Viewing is highly recommended.

Location:

Stanbridge Road remains one of Leighton Buzzard's well-regarded residential locations, conveniently placed for sought-after local schools, parks, and countryside walks. The vibrant town centre is within easy reach, offering a range of shops, restaurants and cafés, while the mainline train station provides direct services to London Euston in under 40 minutes. Major road links including the A5, A4146 and M1 are also easily accessible, making this a superb setting for both families and commuters alike.

Ground Floor:

Enter via the door into a generous porch which has ample space for shoes and coats, a further door leads into the inner hallway. The hallway provides access to the living room and first floor via the stairs. The bright and airy living room can accommodate a range of furnishings to suit all needs, there is a feature fireplace in the heart of the room providing a cosy feel. The boiler is located in the good sized under stairs storage cupboard, with a further door leading to the dining room. The dining room is centrally located, its ample size accommodates space for a dining room table. Off the room is a cupboard which the current owners are using for additional white goods. The kitchen is through the archway with patio door leading to the pretty rear garden. There is a range of base and wall line units with a breakfast bar for a quick snack. The family bathroom completes the downstairs and comprises of a low level WC, vanity hand wash basin and panel bath with shower over.





First Floor:

The stairs provide access to all three bedrooms and loft. The master bedroom has an ambiance of light flowing through, a range of bedroom furniture can easily be arranged. There is a further door to the WC which comprises of a low level WC and vanity hand wash basin. Two further bedrooms are to the rear, one a generous double bedroom with views of the garden can be enjoyed, and a single bedroom completes the upstairs which would also make a good study.



Outside:

There is parking to the front for two cars with a gate leading to the rear garden. The generous rear garden has a paved patio area which is perfect for entertaining. There is mature shrubbery borders with the remaining mostly laid to lawn.



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: 966 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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