



Church Road

Leighton Buzzard, LU7 2LR

Offers In Excess Of £350,000



QUARTERS
YOUR NEXT MOVE

Church Road

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We are delighted to offer for sale with no upper chain this three bedroom semi detached property located in the highly sought after area of Linslade and just a short walk to the mainline train station which provides trains to London Euston in as little as 30 minutes. The property is presented to the market in good order throughout with accommodation comprising: Entrance hall, lounge/diner, kitchen, three bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, parking for one car and a low maintenance rear garden. Viewing is highly recommended.

Location:

Church Road is a desirable street comprising predominantly of period properties which falls within sought after school catchment. The street is situated just a few minutes walk to Leighton Buzzard mainline train station, with trains to London Euston in as little as 30 minutes, and is close to the picturesque Linslade Recreation Ground. Leighton Buzzard town centre is also within walking distance. 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





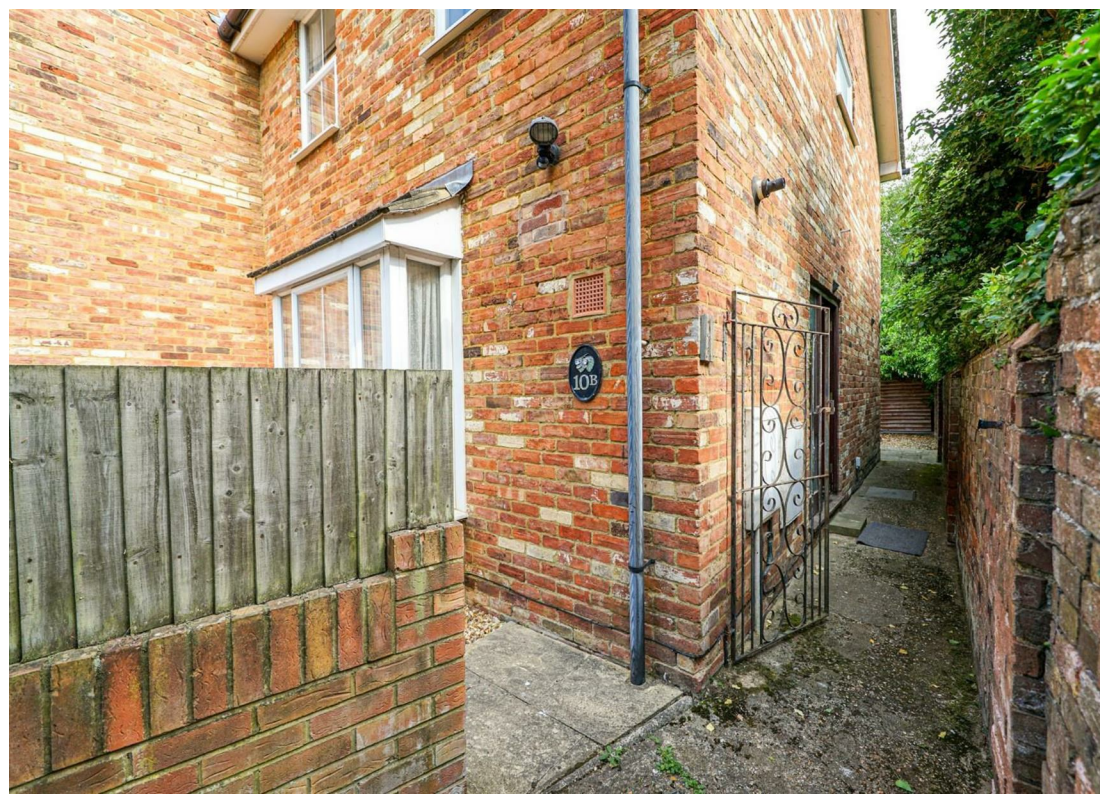
Ground Floor:

Enter via the front door into a spacious hallway, it's a perfect size for shoes and coats. There are doors leading to the lounge/diner and kitchen. The kitchen has views of the low maintenance front garden, there is ample base and wall line units with space for various white goods. A utility cupboard is enclosed via sliding doors. The generous lounge/diner allows for various furniture to suit all needs. There is a patio door which leads through to the low maintenance rear garden. A gate leads to the front of the property and a rear gate leads to the parking.



First Floor:

The landing provides access to all three bedrooms and family bathroom. The generous master bedroom can easily accommodate a range of furniture with dual aspect windows allowing for an ambiance of light to flow through. Two further bedrooms are to the rear, they can both be used as a study if required. The family bathroom completes the upstairs and comprises of a low level WC, vanity hand wash basin and panel bath with shower over.



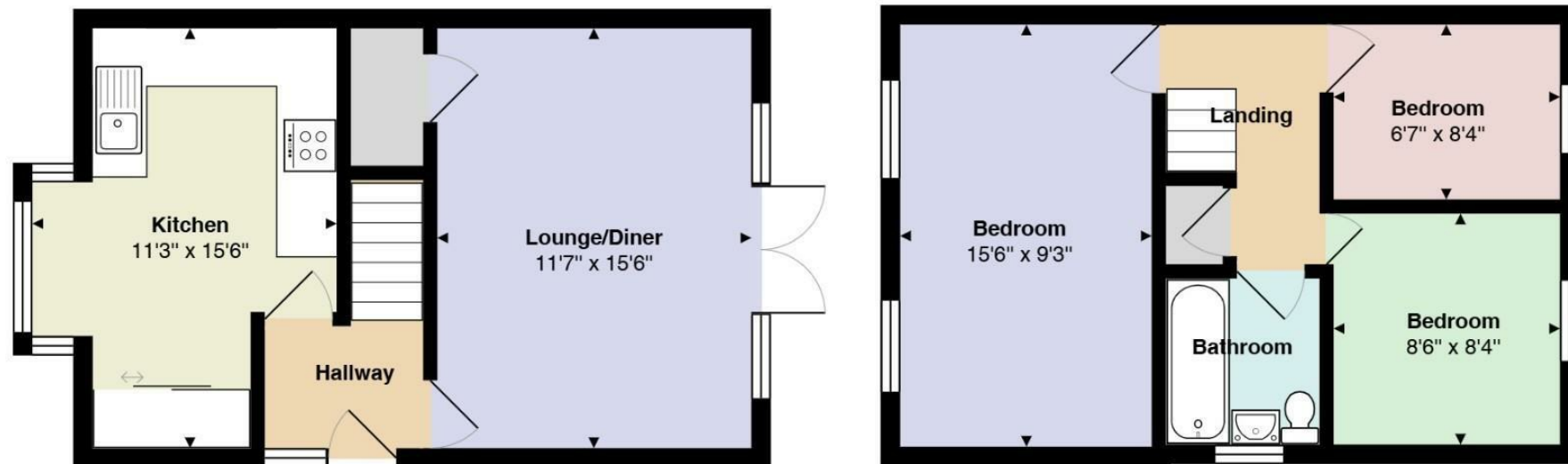
Outside:

A wall is enclosing the low maintenance front garden with a paved path leading to the front door. The low maintenance rear garden is a good size with a paved patio area providing space for entertaining.



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: 765 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk