



Blenheim Road

Leighton Buzzard, LU7 3DZ

Offers In Excess Of £325,000

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**QUARTERS**  
YOUR NEXT MOVE

# Blenheim Road

Leighton Buzzard, LU7 3DZ

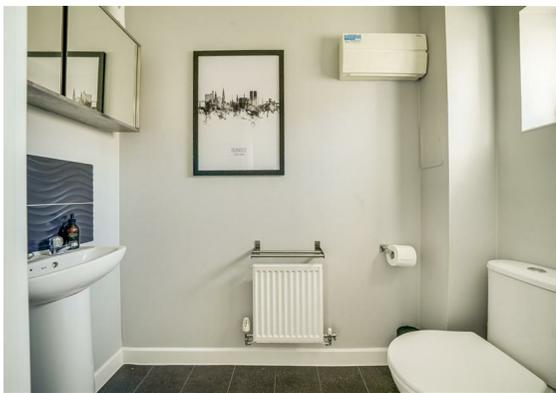
We are delighted to offer for sale this well presented three bedroom family home, situated on the popular Blenheim Road within easy reach of local schools, amenities and the mainline railway station. The property offers well proportioned accommodation throughout and would make an ideal purchase for first time buyers or families, with accommodation comprising: Entrance hallway, cloakroom/WC, kitchen, lounge/dining room, three bedrooms (master with en-suite) and a family bathroom. Additional benefits include gas central heating, double glazing, allocated parking for two cars and a private rear garden. Viewing is highly recommended.

## Location:

Heath Meadows is a modern designed development which has green space and park areas in the immediate vicinity. The well proportionate properties serve well for growing families and lend themselves to modern open space living. The centre of Leighton Buzzard is a short walk away as well as a variety of popular schools and local conveniences. There are plenty of 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 the front door into the hallway which provides access to the cloakroom/WC and stairs rising to the first floor. To the front of the property sits the kitchen, fitted with a range of wall and base level units providing ample storage and work surface space. There are integrated appliances including an oven and hob, along with additional space for further appliances as required. Across the rear of the property is the open plan lounge/dining room, a bright and versatile living space with ample room for both living room furniture and a family sized dining table. Built-in storage adds practicality, and the room provides pleasant views over the rear garden.





### First Floor:

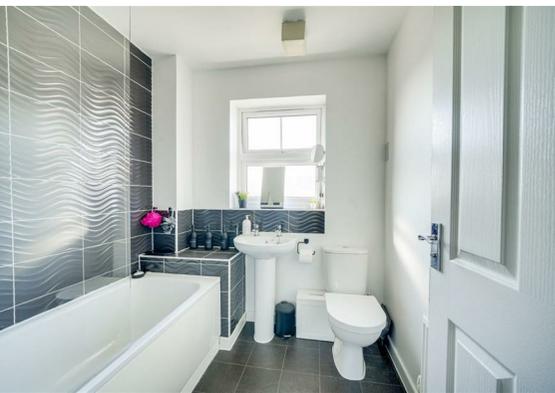
The first floor landing provides access to all three bedrooms and the family bathroom, along with additional built-in storage. The master bedroom is a well proportioned double room and benefits from its own en-suite shower room. Bedroom two is also a generous double room, whilst bedroom three is a well sized single bedroom which would also lend itself well to use as a home office or nursery if required. The family bathroom is fitted with a suite comprising of a low level WC, wash hand basin and panel bath with shower over.

### Outside:

To the rear of the property is a private enclosed garden providing an excellent space for relaxing or entertaining. The low maintenance garden is beautifully presented and includes a paved patio and timber shed. The property further benefits from allocated parking for two cars.

### Agents Note:

The vendor advises that there is a maintenance fee on the development of £19.80 pcm



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: 804 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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