



Himley Green

Leighton Buzzard, LU7 2QA

Price £395,000



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# Himley Green

Leighton Buzzard, LU7 2QA

We are delighted to offer for sale with no upper chain this extended three bedroom semi-detached family home, ideally positioned in a popular residential area within easy reach of local shops, schooling and parks. The property boasts bright and generously proportioned accommodation arranged over two floors, with standout features including a spacious full depth lounge/dining room, modern fitted kitchen with a breakfast room accommodating space for white goods and ground floor cloakroom, Three generous bedrooms and a family bathroom. Additional benefits include driveway parking, garage and a private rear garden, making this an excellent choice for families seeking well-balanced living space in a convenient location.

## Location:

Himley Green is a well-regarded residential position, appreciated for its quiet surroundings and close proximity to shops, open green spaces and highly rated schools. Leighton Buzzard town centre and mainline station—offering fast services to London Euston—are within easy reach, while excellent road links to the A5, A505 and M1 make this an attractive location for commuters.

## Ground Floor:

The property is approached via an entrance hallway, which is perfect for coats and shoes. There is stairs leading to the first floor with a further door which leads into a bright and spacious lounge/dining room. The generous space extends the full depth of the home, offering excellent versatility for seating and dining areas, with plenty of natural light from front and rear aspects. There is a roomy cupboard which is perfect for storage. The fitted kitchen provides a range of wall and base units with ample work surfaces and appliance space, and leads directly into a well-appointed breakfast room offering space for a quick bite to eat, further storage, worktop space and plumbing for additional appliances. A cloakroom is conveniently positioned off the utility area, completing the ground floor layout.







#### First Floor:

The first floor accommodates three well proportioned bedrooms, comprising two comfortable doubles and a generous single room, which is currently being used as a study. There is wonderful views over the town centre from the front bedrooms and the garden views can be enjoyed from the rear bedroom. These are served by a family bathroom fitted with a white suite including panel bath with shower over, wash hand basin and WC.



#### Outside:

To the front of the property, a driveway provides off-road parking and leads to the garage. There are steps that lead up to the front door with the remainder laid to lawn. The rear garden offers a good degree of privacy and is mainly laid to lawn with a patio area ideal for outdoor dining and relaxation.



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: 1082 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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