



Chaloner Court, Billington Road  
, Leighton Buzzard, LU7 4TG

Guide Price £700,000



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Sale just agreed. Quarters are delighted to offer for sale with no upper chain this individual executive three double bedroom bungalow, set in a small gated development on a private road backing on to Pages Park. The property offers deceptively spacious accommodation comprising: Entrance hallway, cloakroom/WC, 16ft lounge, refitted kitchen/dining room, utility room, master bedroom with four en-suite shower room, double bedroom with en-suite shower room, and a further double bedroom. Additional benefits include double glazing, gas heating, generous driveway parking, double garage and landscaped rear garden.

## Location:

Chaloner Court is a secluded private gated road off Billington Road, with the few executive detached properties in the road rarely available. and is situated within walking distance of the historic market town centre. The town centre provides a range of shops, restaurants and bars, as well as the regular market. The property is also 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.





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



## 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.