



Waterdell
, Leighton Buzzard, LU7 3PL

Price £315,000



Q **QUARTERS**
ESTATE AGENTS
EST. 2011

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Quarters are delighted to offer for sale with no upper chain this extended three bedroom semi-detached family home located in the highly sought after Brooklands area. The property is presented to the market in need of modernisation with accommodation comprising: Entrance hallway, lounge, kitchen/dining room, bathroom and three bedrooms. Additional benefits include double glazing, gas heating, gardens, garage and driveway parking. Viewing is highly recommended.

Location

Waterdell is situated on the highly sought after Brooklands development and remains an exceptionally popular location for families looking for popular schooling, good transport links, local parks and shops, whilst remaining reasonably close to 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 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 as 30 minutes.

Ground Floor

The entrance hall provides access to the lounge, kitchen/diner and bathroom, as well as stairs leading to the first floor. The well proportioned lounge faces the front aspect and features a focal fireplace and bay style window. The extended kitchen/diner enjoys pleasant views of the rear garden, and is currently sectioned into two separate areas. The bathroom includes a three piece suite comprising of a low level WC, pedestal wash hand basin and shower cubicle.





First Floor

The landing provides a bright arrival on the first floor, there you will find access to all three bedrooms and access to the loft space. The extended master bedroom has two rear aspect windows creating a very bright room. There are wall length fitted mirrored wardrobes as well as fitted over head cupboards. The room is also fitted with a wash hand basin and vanity unit. The second double bedroom has built in wardrobes and faces the front aspect, whilst also to the front is a further single bedroom.

Outside

The front garden offers low maintenance parking area potential and has a wall separating the property from the footpath. There is a long driveway which extends to both the side access and the garage. The generous landscaped rear garden features a good sized patio area, a storage shed and garage, with the remainder laid mainly to lawn with well stocked mature shrubbery and plants.

Garage & Parking

The garage is situated in the rear garden and is accessed via an up and over garage door. There is power and lighting present and a courtesy door to the garden. There is a long driveway for several cars to the front.



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



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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