



Nelson Road  
Leighton Buzzard, LU7 3EG

Price £339,995



QUARTERS  
YOUR NEXT MOVE

# Nelson Road

Leighton Buzzard, LU7 3EG

Quarters are delighted to offer for sale this immaculately presented three bedroom end of terrace family home, ideally situated on a popular residential road within walking distance of local shops, amenities, and excellent schooling. Having been updated throughout by the current owner, the property now boasts a high-quality finish with solid oak internal doors, stylish modern fittings, and a thoughtfully designed layout that maximises space, storage and natural light. Accommodation comprises: Entrance hall, lounge, refitted kitchen/dining room, cloakroom/WC, three generous bedrooms and a family shower room. Additional benefits include gas heating, double glazing, private gardens, garage & driveway parking. Viewing is highly recommended.

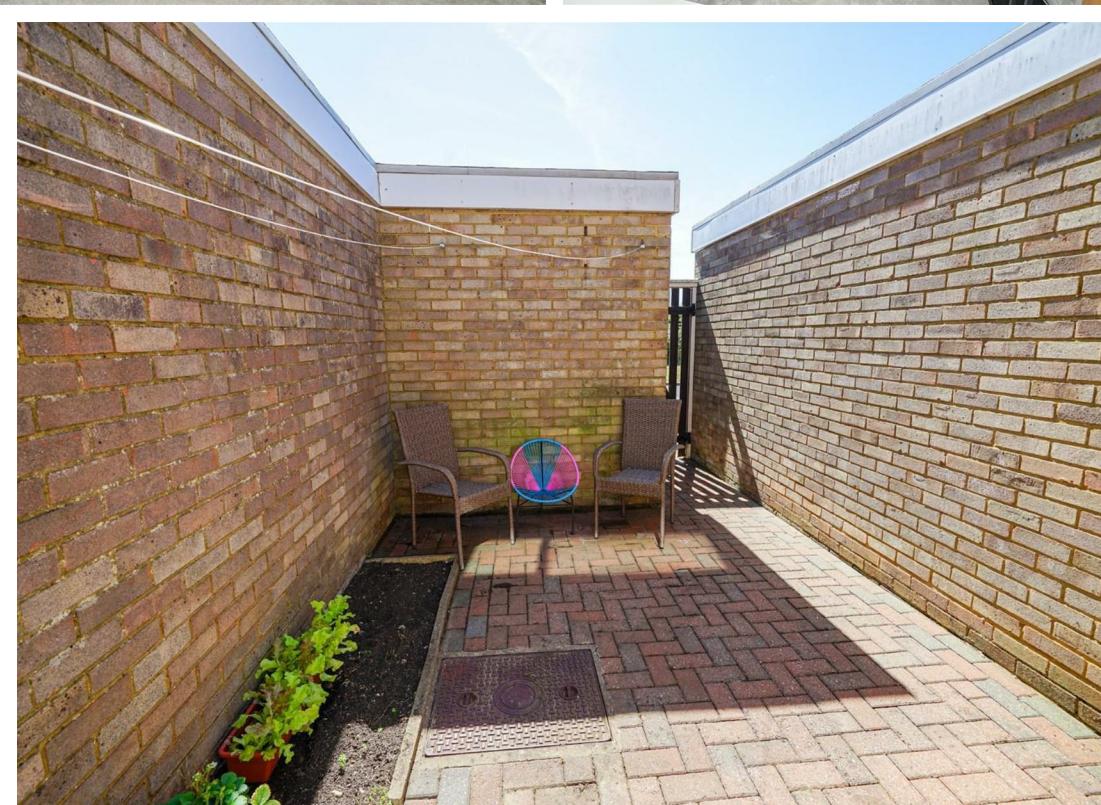
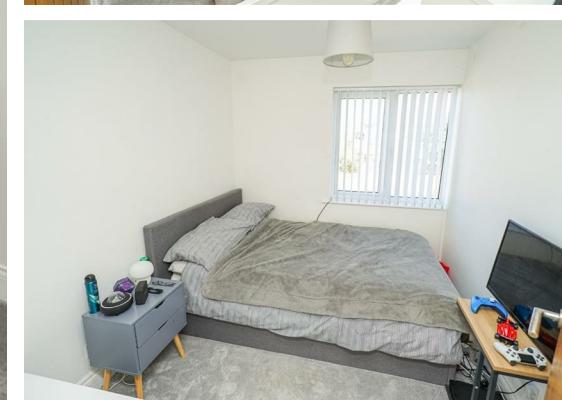
## Location:

Nelson Road is a popular mature residential setting for families looking for close proximity to popular schooling, good transport links, local parks and shops. 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:

Upon entering through the front door, you are welcomed by a bright and well-planned entrance hall which serves as the central hub of the home. Offering an impressive amount of built-in storage, the hallway includes a double utility cupboard with plumbing and space for a washing machine and tumble dryer, a built-in coat and shoe cupboard, and an understairs cupboard - perfect for keeping the home clutter-free. A courtesy door at the end of the hallway opens directly to the private rear garden. To the front, the lounge is a generous and naturally light space, well-proportioned to accommodate a variety of seating configurations. The kitchen/dining room has been tastefully refitted with a modern shaker-style kitchen, complemented by sleek work surfaces and integrated appliances including a slimline dishwasher, oven, and four ring gas hob with extractor hood. There is also a built-in larder cupboard, while ample space is provided for a family-sized dining table, making this the perfect area for both everyday living and entertaining. There is a ground floor cloakroom/WC and a door into the integral garage.





#### First Floor:

The first floor landing gives access to three generous bedrooms, all presented in excellent decorative order. The two largest bedrooms benefit from built-in wardrobes, providing plenty of storage without compromising on space. The family shower room is stylishly appointed with a modern three piece suite comprising of a low level WC, vanity wash hand basin, and a walk-in shower cubicle, all finished with quality tiling and fittings. There is also loft access for additional storage.

#### Outside:

One of the features of this property is its back-to-front design, which provides the benefit of two private outdoor spaces. The front garden is enclosed by panel fencing and a brick wall, laid mainly to lawn with mature shrubbery to the borders and a path leading to the front door. The rear garden is a low maintenance space, block paved and framed by neat flower beds, a brick-built store, and gated access to the driveway parking area. The property also includes a garage accessed via an up-and-over door, with power and lighting, providing further scope for storage or workspace.

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: 1023 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.