

Hartwell Crescent

Leighton Buzzard, LU7 1NP

Offers In Excess Of £475,000

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Hartwell Crescent

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We are delighted to offer for sale this stunning four bedroom character home which is located within walking distance of the Town Centre and Mainline Train Station. This property is presented to the market in superb decorative order with accommodation comprising: Entrance hallway, lounge, dining room, kitchen room, sun room, downstairs WC, three bedrooms on the first floor and a large family bathroom, plus stairs leading to the converted loft which is home to the fourth bedroom. Additional benefits include gas heating which is Hive controlled, electric car charger, off-street parking with secure and enclosed car port and private landscaped rear garden. Viewing is highly recommended.

Location:

Hartwell Crescent sits in the heart of the market town centre of Leighton Buzzard, providing a range of family homes with a wealth of character. Its central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.1 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property is well situated for access to road transport links, with the nearby bypass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

Enter through the front door into a welcoming entrance hall with attractive wooden flooring, which provides access to both the lounge and dining room, whilst stairs rise to the first floor with a convenient downstairs WC tucked beneath.

The generous lounge is bathed in natural light courtesy of a handsome bay window to the front aspect, offering ample space for a full complement of living room furniture. The adjacent dining room provides excellent entertaining space, with an archway leading through to the kitchen and a door opening to the sun room, which in turn grants access to the private rear garden. The well-appointed kitchen benefits from integrated fridge-freezer, hob and oven, with additional space for washing machine and either tumble-dryer or dishwasher.

























First Floor:
On the first floor, the landing provides access to three of the four bedrooms and the family bathroom, with stairs ascending to the fourth bedroom. The principal bedroom faces the front aspect, where natural light floods through the bay window into a spacious room with ample space for a comprehensive range of bedroom furniture, currently accommodating a king-sized bed. A charming single bedroom, also front-facing, would serve equally well as a study and enjoys excellent natural light. The rear-facing double bedroom retains its original fireplace as an attractive period feature, overlooking the rear garden with plenty of room for bedroom furniture and benefiting from a useful airing cupboard for additional storage. The family bathroom, positioned to the rear, features a three-piece suite comprising low-level WC, vanity wash hand basin and jacuzzi bath with shower over.

Second Floor:
The spacious fourth bedroom on the second floor would make an excellent master suite, offering generous proportions for bedroom furniture currently accommodating a super-king sized bed, alongside abundant eaves storage. Natural light streams through two Velux window, whilst wood-effect flooring continues the quality finish evident throughout the property.

Outside:
To the front, a tiled pathway leads to the front door beneath a practical storm porch and a graveled driveway provides access to the enclosed and secure car port. The private and secure landscaped rear garden has been thoughtfully designed by the current vendors, predominantly laid to lawn and slate chips with a paved patio providing an ideal seating and entertaining area with multiple electric points. Access is provided to the rear of the carport, which benefits from power supply and could be utilized as either garage or workshop, with further access to the front garden.

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: 1216 ft² (excluding eaves storage, car port)

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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