



Billington Road  
, Leighton Buzzard, LU7 4TH

Guide Price £325,000



EST. 2011  
**Q** QUARTERS  
ESTATE AGENTS

# Billington Road

, Leighton Buzzard, LU7 4TH

Quarters are delighted to offer for sale this two double bedroom end of terrace character property located within walking distance of the market town centre of Leighton Buzzard. The property is presented to the market in superb decorative order having been improved by the current owners, with accommodation comprising: Entrance hallway, lounge, dining room, refitted kitchen, kitchen utility, refitted cloakroom/WC, two double bedrooms and a stunning refitted bathroom. Additional benefits include double glazing, gas heating and generous south-westerly facing rear garden. Viewing is highly recommended.

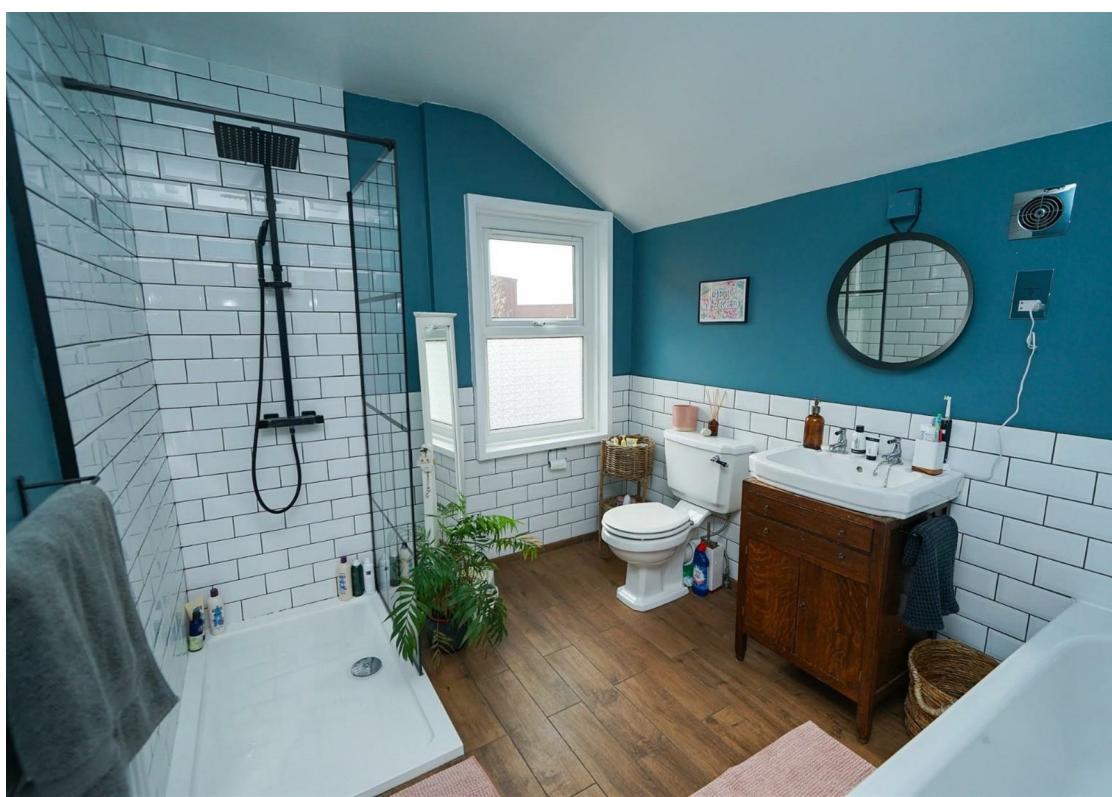
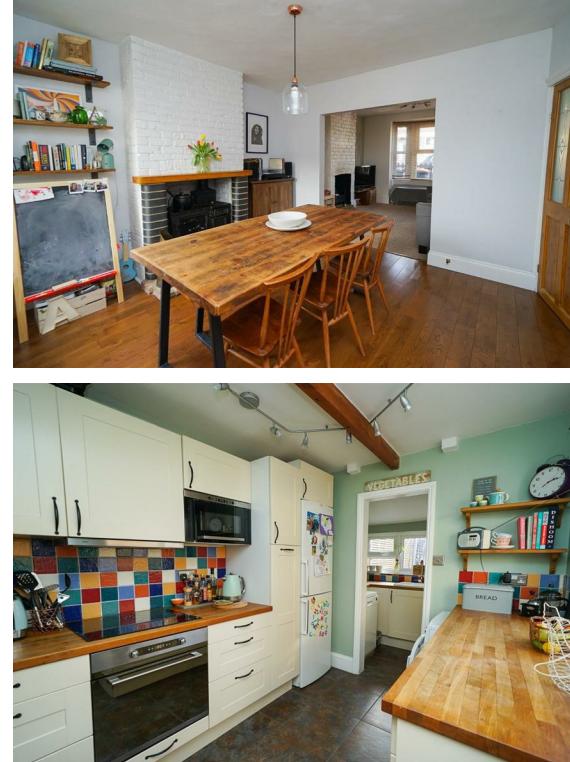
## Location:

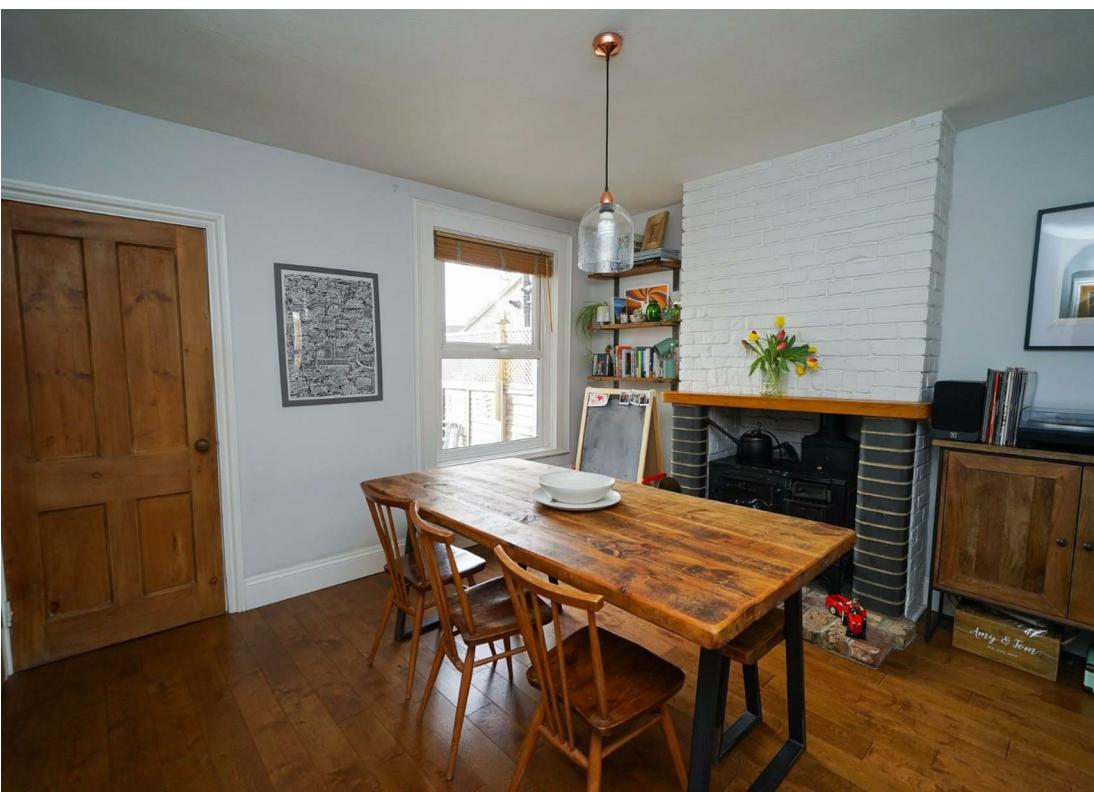
Billington Road remains an exceptionally popular location for first time buyers and families looking for popular schooling, good transport links, local parks and shops, whilst remaining close to the historic market town centre. Within a short walk the town centre provides a range of shops, restaurants 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:

Enter via a stain glassed double glazed front door into the hallway, which has feature tiling to the floor, doors to the lounge and dining room, and stairs leading to the first floor. The lounge features a bay window to the front aspect and an open fireplace. The room is open to the dining room which has a stunning stove sat atop a brick hearth, wood flooring and a built in storage cupboard. The refitted kitchen is complete with integrated oven, induction hob and microwave, plus spaces for a washing machine and fridge freezer. Additionally, there is kitchen utility area to the rear with butler style sink, space for a dishwasher and the central heating boiler. A door then leads to a ground floor cloakroom/WC.





#### First Floor:

The landing receives plenty of light via a sun tunnel. There is also an airing cupboard, and doors lead to the bedrooms and bathroom. The master bedroom to the front aspect is bright and spacious and includes a feature fireplace with wardrobe space either side. The second bedroom is a good sized bedroom to the rear aspect, and has loft access. The generous refitted bathroom to the rear is finished to a high specification with four piece suite including a low level WC, vanity wash hand basin, panel bath and walk-in shower cubicle. The room is finished with complimentary tiling to the walls and floor.

#### Outside:

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.