Cornmill Mews

Leighton Buzzard, LU7 1FY

Price £390,000

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QUARTERS
YOUR NEXT MOVE

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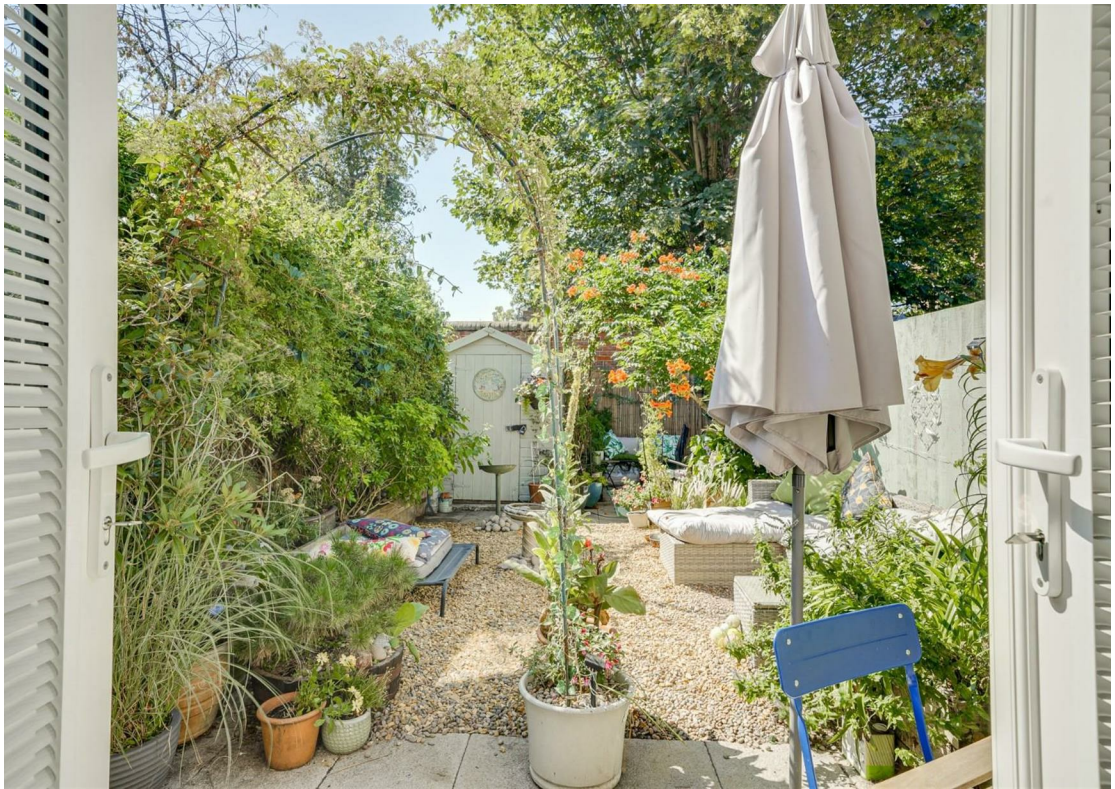
We are delighted to offer for sale this beautifully presented three bedroom townhouse, situated within the exclusive Cornmill Mews development, an attractive private close of just thirteen homes ideally positioned in the heart of Leighton Buzzard. Finished to a high specification throughout, the property offers spacious and well-planned accommodation comprising: Entrance hall, cloakroom/WC, open plan lounge/dining room, kitchen, three bedrooms (master with en-suite) and a family bathroom. Additional benefits include driveway parking with an EV charging point, carport, visitor parking, a landscaped rear garden, gas central heating and double glazing. Viewing is highly recommended.

Location:

Cornmill Mews is an exclusive private development perfectly positioned within easy walking distance of Leighton Buzzard's historic market town centre. A superb selection of independent shops, cafés, restaurants, supermarkets and everyday amenities are all close at hand, with Waitrose just a short stroll away. The mainline railway station can also be reached on foot, providing direct services to London Euston in approximately 30 minutes, making the property an excellent choice for commuters. Families will appreciate the proximity to well-regarded local schools, whilst nearby attractions including the Grand Union Canal, Tiddenfoot Waterside Park, Linslade Woods and Rushmere Country Park provide an abundance of outdoor leisure opportunities. Excellent road links via the A5, A505 and M1 further enhance this exceptionally convenient location.

Ground Floor:

A composite front door opens into a welcoming entrance hall, where access is provided to the cloakroom/WC, kitchen and principal living accommodation. Positioned to the rear of the property, the open plan lounge/dining room is a bright and inviting living space offering ample room for a variety of seating and dining furniture. French doors open directly onto the rear garden, allowing natural light to flood the room whilst creating a seamless connection between indoor and outdoor living, ideal for both everyday family life and entertaining. The kitchen has been stylishly appointed with a contemporary range of wall and base level units complemented by quality work surfaces. Integrated appliances include an oven, dishwasher, fridge/freezer and washing machine, creating a practical and well-equipped space that is perfectly suited to modern living. The cloakroom is fitted with a low level WC and vanity wash hand basin, providing additional convenience for guests and day-to-day family life.



First Floor:
The first floor landing provides access to two bedrooms and the family bathroom. The principal double bedroom on this floor is a generous and light-filled room, comfortably accommodating a range of bedroom furniture and benefiting from dual windows that create a bright and airy atmosphere. The third bedroom overlooks the front aspect and offers excellent versatility as a child's bedroom, nursery or home office. The family bathroom is fitted with a modern three-piece suite comprising a low level WC, vanity wash hand basin and panelled bath with shower over.

Second Floor:
Occupying the entire top floor, the master bedroom provides a superb private retreat with ample space for a range of bedroom furniture. A contemporary en-suite shower room completes the suite and is fitted with a walk-in shower, low level WC and vanity wash hand basin. Additionally, there is plenty of storage with a built-in eaves storage cupboard to the front, insulated loft space to the centre and a larger eaves storage cupboard across the rear.

Outside:
To the front of the property is a driveway parking space complete with an electric vehicle charging point. There is also a carport for an additional car whilst additional visitor parking is available within the development. The rear garden has been thoughtfully designed for ease of maintenance and enjoyment throughout the year, featuring a paved and shingled patio areas ideal for outdoor dining and entertaining. The vendors have created a peaceful setting with an array of potted plants and shrubbery. A timber shed sits at the end of the garden and gated side access completes the outside accommodation.

Agents Note:
The vendor advises there is an annual service charge of approximately £550 per annum, contributing towards the maintenance of the private road and communal areas, including waste management.

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: 980 ft² (excluding eaves storage)

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk