



Bushell Close, Leighton Buzzard, LU7 4TQ

£285,000

2 1 1 c

Bushell Close, Leighton Buzzard, LU7 4TQ

TWO BEDROOM HOUSE | NO UPPER CHAIN | END OF TERRACE | TWO ALLOCATED PARKING SPACES | REAR GARDEN | INVESTMENT OPPORTUNITY | CLOSE TO GREENLEAS KESTREL WAY SCHOOL

M & M Properties are delighted to offer for sale this TWO BEDROOM END TERRACE HOUSE WITH AN ALLOCATED PARKING SPACE & NO UPPER CHAIN, situated in a set back position on the popular Sandhills development in Leighton Buzzard.

Location

The property is located in Bushell Close on the 'Sandhills' development in Leighton Buzzard, which is a popular modern development originally established around the early 2000's. The property comes within close proximity to a range of amenities to include a Sainsburys Local, the Cod and Waffle restaurant, McDonalds, a Gym, the Grovebury Road retail park as well as the scenic Astral Park and lake, providing an excellent area for walking. Across the development are small children's play areas.

The town centre is just a short walk away which provides a further range of amenities to include many shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market. The town also offers a mainline train station into London Euston with the fast service now 30 mins. There are excellent vehicular commuter links to include the A5, A421, A4146 and M1 all being close by.

Accommodation

The property is well designed offering spacious accommodation throughout across two floors of the property. To the ground floor is an entrance hallway, a

downstairs WC, modern kitchen and a large lounge / dining room to the rear with French doors leading out onto the rear garden. Stairs in the entrance hall rise up to a first floor landing with two double bedrooms, one with fitted wardrobes and a central family bathroom.

Exterior & Gardens

The property has a good sized rear garden which is low maintenance and is mainly laid lawn with some shrubbery. The garden has a patio area directly outside the French doors and two gates, one to the rear and one to the side offering access to the parking area and front of the property. To the front is a small stoned area.

Parking

The property has two allocated parking spaces in the car park to the side of the house.

Utilities Connected

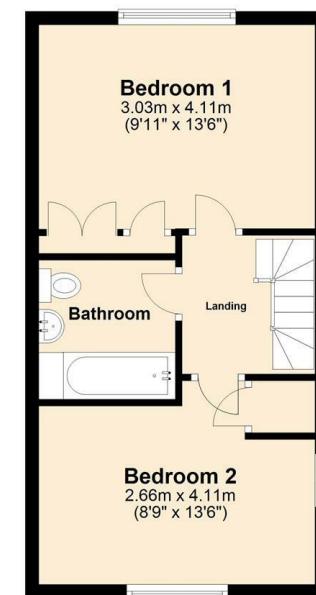
The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Floor Plan

Ground Floor



First Floor



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.