



Theedway, Leighton Buzzard, LU7 9RP

£340,000

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VACANT, READY TO BUY WITH NO UPPER CHAIN | MODERN & WELL PRESENTED THREE BEDROOM TOWNHOUSE | TWO OFF ROAD PARKING SPACES | MASTER BEDROOM WITH EN-SUITE |

M & M Properties are pleased to present with NO UPPER CHAIN, this very well presented, highly spacious and ready to move into THREE BEDROOM, TOWNHOUSE which has TWO ALLOCATED PARKING SPACES and is positioned within the popular Roman Gate development in Leighton Buzzard.

Location

The property is located in the popular modern development of 'Roman Gate' and was originally constructed in 2015, just 9 years ago so will benefit from remaining NHBC guarantee. The property is ideally situated within walking distance of the town centre which has a wide range of shops, supermarkets, pubs, restaurants and cafes as well as a twice weekly vibrant charter's market.

Also within a short walk is a local Sainsburys, the Cod and Waffle restaurant and the new Grovebury Road retail park. There are also good commuter links close by to include the A5, A421 and M1, and the Leighton Buzzard mainline train station which is just 1.3 miles away and takes you direct into London Euston in under 40 minutes.

Accommodation

The property boasts generously spacious rooms across its three floors, offering flexible and versatile accommodation. Upon entry, there is an inner porch ideal for storage of coats and shoes. To the back, you'll find a well-appointed kitchen/diner, while at the front, a sizable living room awaits, complemented by a downstairs WC in the middle for added convenience.

The kitchen comes fully fitted with a range of high gloss modern units to wall and base levels, as well as a selection of integrated appliances which include a fridge/freezer and a washing machine. In addition to this there is a four ring gas hob, electric oven/grill and an extractor hood over.

Ascending the stairs to the first floor, you'll find a landing providing

access to the first double bedroom. Adjacent to it lies the central family bathroom, along with the third bedroom, ideally suited for use as either a single room or a home office/study setup. Continuing upward to the top floor, you'll discover the impressively spacious master bedroom, spanning over 17 feet in length and also features an en-suite shower room for added convenience and luxury.

Gardens & Exterior

To the front is a small garden area laid to lawn with border hedging and a pathway leading to the front door. At the rear is a fully enclosed, low maintenance garden consisting mainly of lawn with a paved patio seating space and hard standing for a shed or adding a home office. There is also gated side access to the drive way parking.

Parking

There is a driveway to the side of the property for up to two vehicles.

Utilities Connected

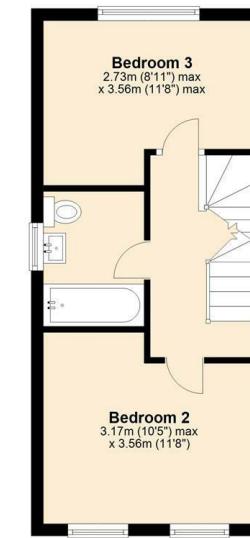
The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Floor Plan

Ground Floor



First Floor



Second 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.