



Russell Way, Leighton Buzzard, LU7 3NF

Offers In Excess Of £350,000

3 2 2 E

- **No Upper Chain, Allowing For a Quick and Hassle Free Move**
- **Three Bedrooms**
- **Extended Semi Detached Family Home**
- **Driveway Parking with Garage**
- **Within Excellent School Catchments for All Ages**
- **Generous Sized Garden Plot**
- **Fantastic Opportunity For Improvement & Modernisation**
- **Two Bathrooms**
- **Close Proximity to Town Centre & High Street**
- **Kitchen/Dining Area with Two Separate Reception Rooms**



Positioned on a generous plot within the popular Brooklands development in Leighton Buzzard, this extended three-bedroom semi-detached home is offered to the market with no upper chain.

Owned by the same family for many years, the property now presents a fantastic opportunity for refurbishment and modernisation. While well maintained and impressively sized (over 1,000 Square feet), there is vast potential for updating throughout, allowing a purchaser to enhance and reconfigure the accommodation to suit their own requirements.

The substantial garden plot further adds to the appeal, offering scope for further extensions or redevelopment (subject to the necessary planning consents).

More about the Location.....

The Brooklands development in Leighton Buzzard offers a blend of comfortable living with accessibility to numerous schools for all ages as well as a fantastic community appeal, making it a sought after location in Leighton Buzzard for families.

Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.

Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.





The property comes with generously sized accommodation of over 1,000 square feet, set over two floors with a large loft area for storage. Entry to the property comes through the main front door into an inviting entrance hallway with space under the stairs for storage and a courtesy door leading out to the side driveway.

There are further doors leading into the downstairs family bathroom, as well as into a central reception room which could be used as a dining area, study space or further sitting room.

To the front of the property is the living room, then at the back is an extended kitchen/dining area with double aspect windows and doors leading out onto the rear garden. Within the kitchen area there is a handy shower room, which offers scope for conversion into a utility area if desired.



Rising up to the first floor landing there is an airing cupboard, and three well proportioned bedrooms, two comfortable double sizes with the third being a smaller single but could also be used as a home office or nursery.

To the front of the property, a paved driveway sits securely behind private gates, providing off-road parking for two to three vehicles, ideal for households with multiple cars or visiting guests. A further set of timber gates to the side offers access to the single garage, which could provide additional parking, secure storage, or potential workshop space depending on your needs.



The rear garden is a particularly impressive feature of the home, offering a generous plot with a high degree of privacy and seclusion, perfect for families and outdoor entertaining alike. Immediately adjoining the house is a paved patio area, ideal for alfresco dining, summer barbecues, or simply relaxing while keeping an eye on children at play.

The remainder of the garden is predominantly laid to lawn, providing ample space for play equipment or future landscaping ideas, with paved pathways leading through the garden for easy access. Well-stocked planted borders and mature decorative trees frame the space beautifully, creating a peaceful and established outdoor setting to enjoy throughout the seasons.

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.



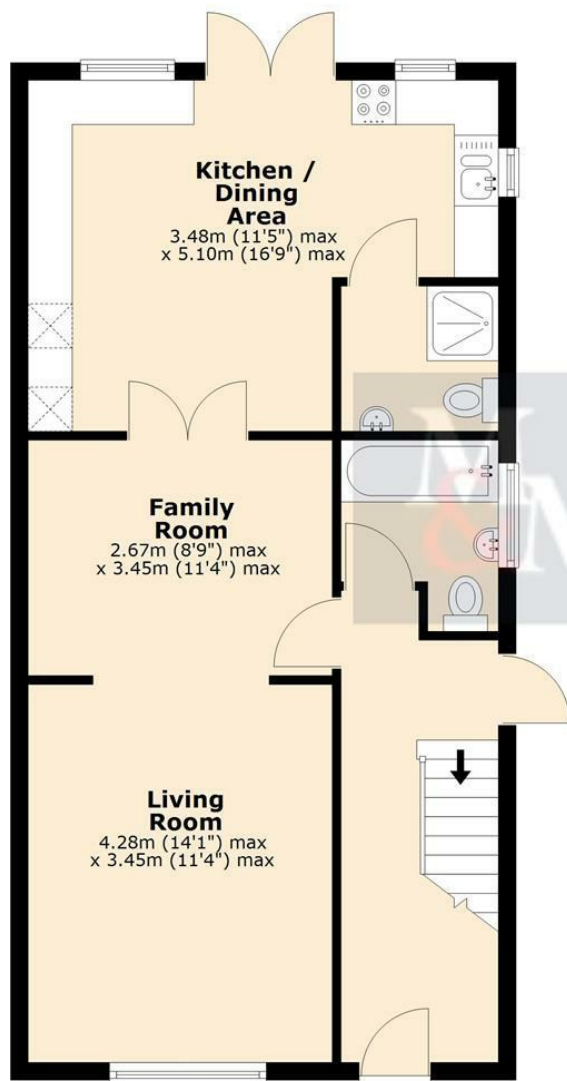
Tenure is Freehold.

Council Tax Band C.

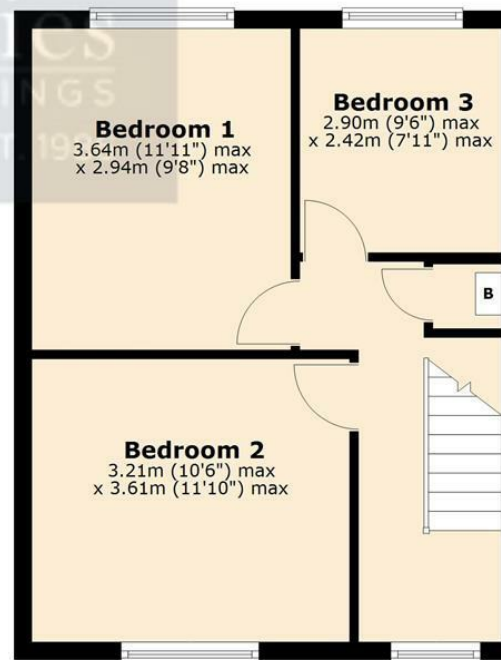
Total Square Foot is 1,002.57 (95 square metres).

## 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.