



Avon Walk, Leighton Buzzard, LU7 3DE

Offers In Excess Of £340,000



- Fully Refurbished Throughout
- Three Bedrooms
- Detached House
- 31Ft Open Plan Living/Dining & Kitchen Area
- Separate Study & Utility Room
- Countryside Views to Front
- Short Walk to Rushmere & Stockgrove Country Parks
- Newly Re-Wired Electrics
- Newly Fitted Windows & Doors
- New Heating System & Boiler

**** COMPLETED UPPER CHAIN**** BEAUTIFULLY RENOVATED THROUGHOUT | THREE BEDROOM DETACHED HOUSE | COUNTRYSIDE VIEWS | HUGE 31FT OPEN PLAN LIVING AREA | EV CAR CHARGING POINT TO FRONT | FULLY REFURBISHED THROUGHOUT | WALKING DISTANCE TO RUSHMERE COUNTRY PARK | UNDERFLOOR HEATING TO GROUND FLOOR

M & M Properties are delighted to offer this FULLY REFURBISHED AND MODERNISED, THREE BEDROOM DETACHED HOUSE situated in a hugely popular location on the border of Leighton Buzzard and Heath & Reach, with COUNTRYSIDE VIEWS TO THE FRONT and a very short walk to Rushmere & Stockgrove Country Parks!

The property has seen many improvements over the last year or two which include a NEW KITCHEN, NEW BATHROOM, GARAGE CONVERSION, FULL RE-WIRE, UNDERFLOOR HEATING AND REPLACEMENT HEATING SYSTEM to name just a few! This house is the definition of ‘ Ready to Move In’!

Location

Avon Walk is at the foot of Shenley Hill Road and directly linked to Heath Road which is just a short drive into Leighton Buzzard town centre in just a few minutes which includes a wide range of shops, supermarkets, pubs, restaurants and local businesses aswell as a vibrant twice-weekly charter market.

The location is also perfect for commuting as the city of Milton Keynes is easily accessible in a short drive, as too are numerous train stations with direct links into London Euston, aswell as the A5, M1 and M40 just a little bit further.

There are numerous excellent schools in catchment of this area to include Doverly Down, Heathwood aswell as Vandyke Upper School in just a short walk. The location also offers families a short walk to both Rushmere and Stockgrove country parks, offering beautiful scenery with tree lined bike rides and walks.





Accommodation

The property boasts spacious rooms throughout, set over two floors. To the ground floor there is an entrance hall which leads into the study / home office area, which also has a door leading into a handy utility room with the ability to house both washing machine and tumble dryer. Further in is an additional inner hall with a newly refitted downstairs WC and then the incredibly generous sized (over 30 foot!) open plan living/dining and kitchen space which is bright and airy, flooded with natural light.

The kitchen itself has been recently refitted to include new wall and base level high gloss units and drawers, square edged worktops, a range of integrated appliances as well as complimentary tiling and feature herringbone flooring with underfloor heating which flows throughout the entire downstairs.

Stairs rise up to the first floor landing which have doors into three bedrooms, two of which have built in storage wardrobes, and the recently refitted family bathroom which includes a four piece suite of walk in shower cubicle, panelled bath with centre tap, low level WC and matching twin hand wash basins.

Exterior & Gardens

The rear garden is low maintenance and fully enclosed by a mix of brick wall and timber fencing. Within the garden there is a raised composite decking area with feature border plants, space for seating and a decorative tree in the corner. Gated access leads out onto the green space to the side. There is a courtesy door which leads into a convenient large storage area at the side of the house. To the front of the property is the driveway for up to two vehicles as well as access into the part converted garage through the electric roller door. There is also an EV electric car charging point.

Parking

Parking is available to the front of the property for up to two vehicles. Additionally there is an EV Electric car charging point to the front of the property.

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 installed in 2022.. There is mains electricity connected with a full re-wire completed 2022.

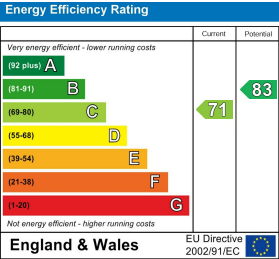
Floor Plan



Area Map



Energy Efficiency Graph



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.