



Layco

Your Property, Your Service



Grove Road Leighton Buzzard

- Chain Free
- Overlooking Recreation Ground
- Large Garage And Parking
- Planning Permission To Extend
- Highly Desirable Location
- Walking Distance To Train Station

Price £695,000 Subject To Contract



24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
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Layco Properties proudly presents this individually designed and built, three double bedroom detached family home, situated in a prestigious town centre location overlooking Parsons Close Recreation Ground. Additional benefits include; garaging, large South East facing garden and planning permission to extend. A home such as this is very rarely available and an internal viewing is highly recommended to appreciate this property that is offered to the market CHAIN FREE!

The home is situated on a highly desirable road within easy walking distance of the train station, shops and schooling for all ages.

Whilst the home already boasts generous accommodation, there is planning permission granted for a single and two storey rear extension and loft conversion!

Accommodation:

Entrance hall: a bright entrance to the home with wooden flooring and doors to the cloakroom and living room.

Cloakroom: fitted with a white WC, hand basin with storage beneath, partly tiled walls and window to the front aspect.

Study: an ideal area for someone working from home with window to the front aspect.

Kitchen/breakfast room: a beautifully fitted, modern kitchen fitted with a large range of wall and floor mounted units, breakfast bar and 1 1/2 bowl sink and drainer unit. There is an integrated fridge/freezer, dishwasher, double oven, electric hob and spaces for a washing machine and tumble dryer. The kitchen boasts a glorious outlook to the front overlooking the park and there is a personal door to the side.

Living room: one of our favourite features of this home has to be the light and airy living room that is open plan to the dining area. The living area features a gas fire place with stone surround and a large window overlooking the South-East facing rear garden.

Dining area: a generous dining area open to the living room with two obscured windows to the side aspect for light and additional privacy and double doors to both the study and conservatory.

Conservatory: of double glazed windows and double glazed roof construction, the conservatory is a wonderful addition to the home also benefiting from wooden flooring, double doors to the garden and fitted blinds to one side.

Landing: access to the loft, storage cupboard and doors to the bathroom and all bedrooms.

Bedroom one: the main bedroom offers a wealth of space with the addition of a dressing room. The bedroom is double aspect with windows overlooking the park and garden, plus boasts a range of fitted wardrobes and dressing table.

Ensuite: a modern suite fitted with a walk in shower, WC and hand basin. There is underfloor heating, heated chrome towel radiator, fitted mirror, window to the front aspect and fully tiled walls and floor.

Bedroom two: a generous double bedroom with two windows to the rear aspect overlooking the garden.

Bedroom three: a generous double bedroom with window to the front aspect overlooking the park.

Family bathroom: fitted with a white suite comprising; WC, hand basin and bath with shower attachment. There is a window to the side aspect and partly tiled walls.

Garage: a spacious garage with power, light, door to the garden and electric door to the front. Plans have also been drawn up should a potential buyer want to consider converting the garage subject to necessary planning permission. There is off road parking in front of the garage.

Front garden: a low maintenance garden laid with patio and enclosed by a low lying brick wall.

Rear garden: A fine feature of this home is a generous South-East facing rear garden, mostly laid to lawn with two patio areas. The garden is enclosed by brick walling with gated access to the front of the property and the driveway and garage. The garden is well established with a variety of mature trees and hedging and boasts two sheds.

Planning permission: Granted for a single and two storey rear extension and loft conversion.
Reference CB/22/03428/FULL

General: Freehold, Central Bedfordshire Council, Council tax band: E, EPC: C.



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