



Layco

Your Property, Your Service



Orchard House, Albany Road Leighton Buzzard

- 100ft South Facing Garden
- Secure Off Road Parking
- Extended Family Home
- Walking Distance To Town Centre
- Walking Distance To Train Station
- Walking Distance To Schools

Price £460,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
Tel: 01296 791960 / 01525 307600 | Email: Sales@laycoproperties.co.uk
<https://www.laycoproperties.co.uk>



Layco Properties proudly presents this deceptively spacious four bedroom detached family home with a 100ft South facing garden and off road parking for two cars. This truly one off property is situated in a sought after location within walking distance of the town centre and train station. An internal viewing is highly recommended to fully appreciate this wonderful home.

One of my favourite things about this home has to be the kitchen which is open plan to a dining/family room extension leading straight out to the large South facing garden, making a great entertaining space for families!

Entrance hall: with Amtico flooring, stairs to the first floor with under stairs cupboard housing tumble dryer and doors to:

Cloakroom: fitted with a WC, hand basin and window to the side aspect.

Lounge: double glazed window to the front aspect allowing for plenty of natural light, fireplace and wood effect flooring.

Kitchen: fitted with a large range of units with worktops above and a 1 1/2 bowl sink and drainer unit. There is space for; fridge/freezer, additional fridge and freezer, dishwasher and range cooker. There is a wall mounted gas boiler, window to the side aspect and Amtico flooring that continues into the dining/family room.

Dining/family room: with two sets of sliding patio doors overlooking the South facing garden, this room offers fantastic additional space to the home.

First floor landing: window to the side aspect, stairs to the second floor with under stairs cupboard.

Bedroom two: a double bedroom with space for wardrobes and window to the front aspect.

Bedroom three: a double bedroom with space for wardrobes and window to the rear aspect overlooking the garden and treetops beyond.

Bedroom four: a bedroom with window to the rear aspect overlooking the garden and treetops beyond.

Bathroom: fitted with a suite comprising; WC, hand basin and bath with Mira shower above. There is a window to the front aspect and heated towel rail.

Second floor landing: window to the side aspect and door to bedroom one.

Bedroom one: a spacious double bedroom with two windows overlooking the garden and tree tops beyond. The room boasts a large amount of storage including a built in cupboard and a range of fitted wardrobes with access to additional eaves storage beyond.

Front garden: enclosed via a low lying brick wall and gate leading to the front door, the garden is laid mainly to shrubbery. There is gated side access to the garden plus vehicular gated access to a driveway leading to a secure parking area for at least two cars at the end of the garden.

Rear garden: a wonderful feature of this home is the stunning South facing rear garden approximately 100ft long and mostly laid to lawn. There is also a spacious paved patio area plus gated access to the parking area.

Parking: Secure, gated access leading to off road parking for two cars and garden shed.

General: Freehold, gas central heating, council tax band: D, EPC: D.



24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
 Tel: 01296 791960 / 01525 307600 | Email: Sales@laycoproperties.co.uk
<https://www.laycoproperties.co.uk>

