



Atterbury Avenue, Leighton Buzzard LU7 3LE

£380,000



# Atterbury Avenue, Leighton Buzzard LU7 3LE

VIEWS OVERLOOKING OPEN GREENERY | THREE BEDROOM SEMI DETACHED HOUSE | GENEROUS SIZED PLOT & GARDENS | HUGE POTENTIAL TO EXTEND STPP | SHORT WALK TO TOWN CENTRE & TRAIN STATION

M & M Properties are delighted to offer with NO UPPER CHAIN, this THREE BEDROOM, SEMI DETACHED HOUSE WITH GARAGE, DRIVEWAY & A GENEROUS SIZED PLOT, benefitting from VIEWS ACROSS OPEN GREENERY TO THE BACK and located down a highly sought after road in Leighton Buzzard, Atterbury Avenue.

The property also offers a HUGE POTENTIAL TO EXTEND AND IMPROVE, subject to planning approval and offers the next owners a wonderful opportunity to make this blank canvas property into their own design.



### Location

Atterbury Avenue is a peaceful road situated on the edge of the Leighton Buzzard town centre, easily walkable in a few minutes as well as being in very close proximity to various parks and fields. This particular property has views to the rear which directly overlook open greenery creating a high degree of privacy. The location is ideally suited for families as good schools for all ages are within the vicinity to include Clipstone Brook and Beaudesert lower schools, Gilbert Ingfield and Vandyke Upper School as middle and upper schools. Within the town centre itself there are a wide range of amenities to include shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market.

### Accommodation

The property has spacious rooms throughout, with the accommodation set over two floors. The property is entered through the front porch and then into the inner hallway which connects the reception spaces cleverly, allowing ease of accessibility and a good flow throughout the downstairs.

There is a central living room which also has French doors leading out onto the rear garden, as well as a separate dining room which can easily double up as a home office or study space, then finally a kitchen area. Additionally there is a side passageway for storage, which also has a downstairs WC and a door leading into the garage. Due to the position of the garage there is

a scope and potential to convert (subject to planning) into additional rooms.

The first floor has a spacious landing area which provides access into three good sized bedrooms and a family bathroom. Lastly there is a large loft area which is ideal for additional storage and also offers scope for conversion should it be desired.

### Gardens & Exterior

To the front of the property is a low maintenance garden mainly laid to lawn with a pathway leading to the front door and the driveway. There is also side gate into the covered passageway leading into the rear garden and also entry into the Garage through the up and over door at the front.

The rear garden is fully enclosed again mainly laid to lawn with a paved patio seating area and planted borders.

### Parking & Garage

There is a driveway currently for up to two vehicles, however there is potential to add further driveway space over the front garden if required. The garage has power and light connected, as well as being able to offer scope for conversion if needed.

### 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.

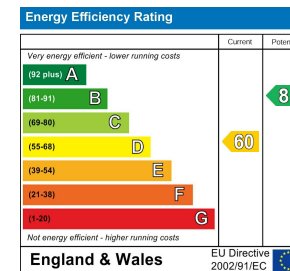
## Area Map



## Floor Plan



## 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.