



Miles Avenue, Leighton Buzzard, LU7 3LG

£379,995



- **Recently Upgraded & Improved Bungalow**
- **Two Double Bedrooms**
- **No Upper Chain**
- **Garage & Driveway**
- **New Howdens Kitchen**
- **Newly Redecorated**
- **Newly Laid Carpets**
- **Short Walk into Town Centre**
- **Private Rear Garden**
- **New Electrics & Consumer Unit**

****NO UPPER CHAIN**RECENTLY UPGRADED SEMI-DETACHED BUNGALOW | NEWLY FITTED KITCHEN | TWO DOUBLE BEDROOMS | NEWLY LAID CARPETS | NEWLY REDECORATED | NEW ELECTRICS AND CONSUMER UNIT**

M & M Properties are delighted to offer this RECNTLY IMPROVED, TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW WITH NO UPPER CHAIN situated within the corner of a QUIET AND PEACEFUL CUL DE SAC in Miles Avenue, a hugely popular location just a short walk into the town centre, close to scenic parks and walks aswell as being easy reach to many main bus routes making it a PERFECT DOWNSIZE PROPERTY!

Location
Miles Avenue is a peaceful road situated on the edge of the Leighton Buzzard town centre, easily walkable in a few minutes aswell as being in very close proximity to various parks and fields. 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 Inglefield and Vandyke Upper School as middle and upper schools. Within the town centre itself there are wide range of amenities to include shops, restaurants, supermarkets, local butchers aswell as a twice-weekly vibrant charters market.





Accommodation

The property is set over a single floor with spacious rooms throughout which include an entrance hallway, two good sized double bedrooms at the front, a fantastic sized 15ft x 16ft lounge/diner with doors leading out to the private rear garden, as well as a newly fitted kitchen with a door leading out to the side. Lastly there is a family bathroom with a three piece suite. The property has been freshly redecorated with newly laid carpets to the hallway and lounge/diner, making it ready to move right into which is quite rare for a bungalow.

In addition to this, and due to the good sized plot, there is ample space to add extensions to the side and rear, as well as the opportunity for a loft conversion (subject to planning consents).

Gardens & Exterior

To the front of the property is a good sized garden area which is enclosed by a low level brick wall, mainly laid to lawn with a pathway leading to the front door, driveway for off road parking as well as gate providing side access into the back garden.

The rear of the property has a private and low maintenance garden area, which again is mostly laid to lawn with a paved patio seating area. selection of border plants, space for greenhouse and shed, shielded by a tall conifer hedge creating a good degree of privacy from neighbours.

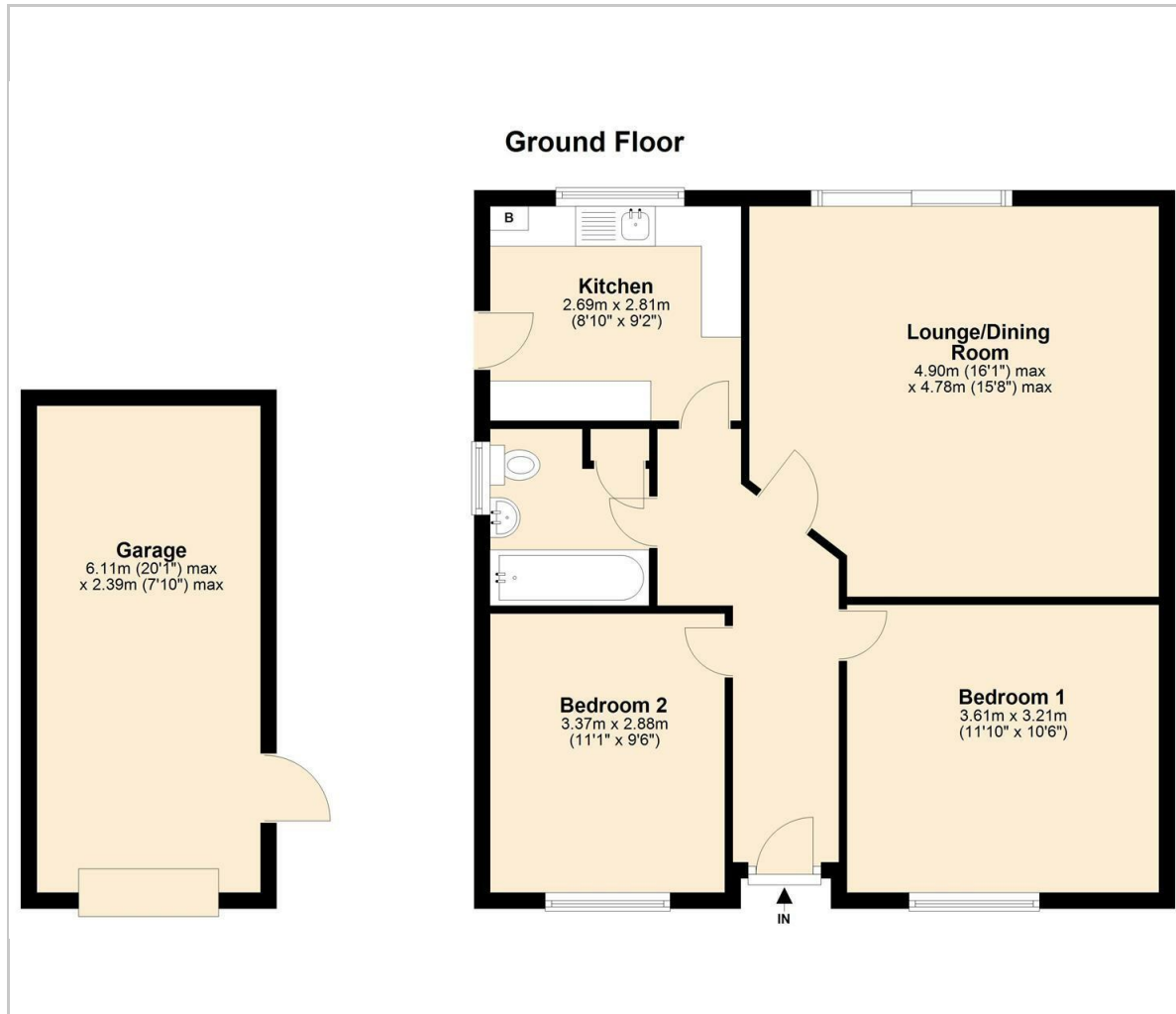
Parking

There is a driveway to the front of the property providing off road parking as well as additional parking in the garage.

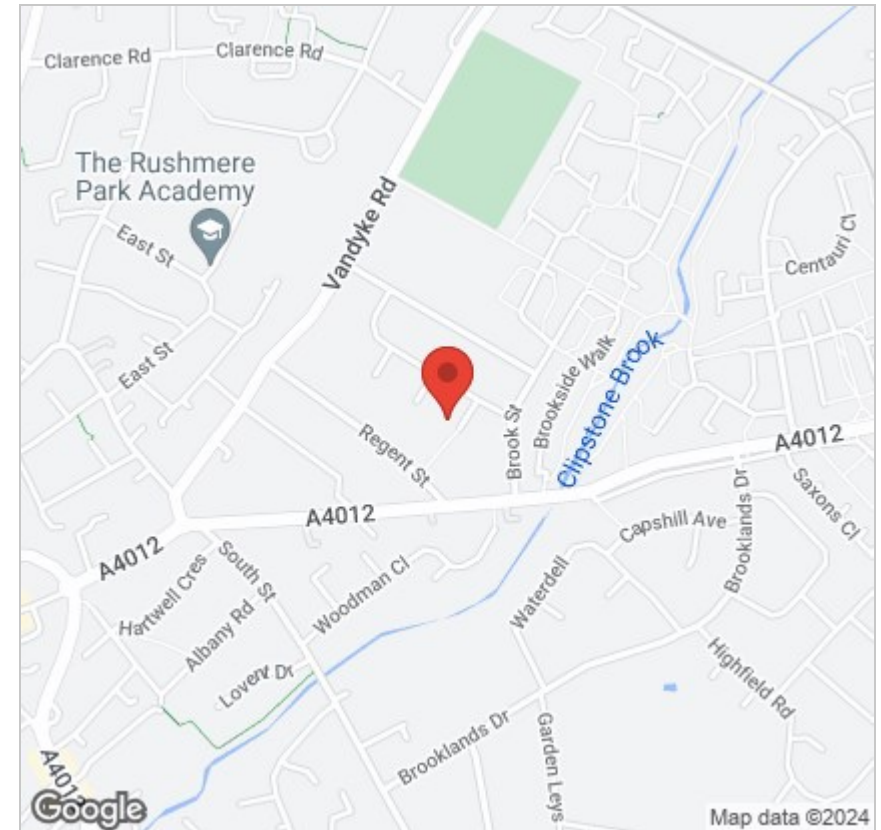
Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler installed only a few years go . There is mains electricity connected.

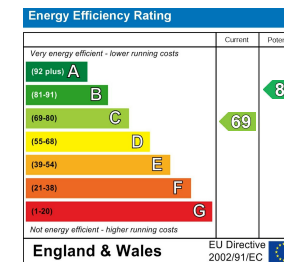
Floor Plan



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.