



The Chilterns, Leighton Buzzard, LU7 4QD

Offers Over £400,000

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- **Immaculately Presented Family Home**
- **Detached House**
- **Three Bedrooms**
- **En-Suite to Master Bedroom**
- **No Upper Chain**
- **Garage & Driveway**
- **Quiet Corner of Sought After Road**
- **Conservatory/Family Room with Insulated Roof**
- **Modern Fitted Kitchen/Diner**
- **Ready to Move Into Condition!**



BEAUTIFULLY PRESENTED EXTENDED DETACHED FAMILY HOME | THREE BEDROOMS (MASTER WITH EN-SUITE) | QUIET & SOUGHT AFTER LOCATION | GARAGE & DRIVEWAY | READY TO MOVE INTO 'TURNKEY' PROPERTY! | NO UPPER CHAIN

M & M Properties are delighted to offer with NO UPPER CHAIN, THIS EXTENDED THREE BEDROOM DETACHED FAMILY HOME which is literally ready to move right into, nestled in a QUIET CORNER OF A SOUGHT AFTER CUL DE SAC location of 'The Chilterns' in Leighton Buzzard.

Location

The Chilterns is a quiet and popular cul de sac located on the edge of Leighton Buzzard. The nearest bus stop is a 5-minute walk away where frequent buses go to the town centre and the mainline station. The town centre is host to a range of local amenities to include a range of shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market.

Local schools are within the area also to include Clipstone Brook and Beadesert lower schools, Gilbert Ingfield and Vandyke Upper School as middle and upper schools. The mainline train station is also just a short walk away which provides a direct link into London Euston making the location ideal for commuting.



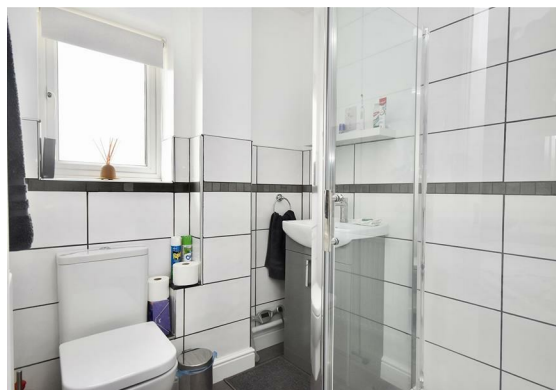


Accommodation

The property comes with spacious rooms through out, set over two floors with the added benefit of an extension conservatory at the back. The ground floor has an entrance hallway with a modern downstairs WC and a door that leads into the cosy and warm living room, which then flows effortlessly into a central kitchen/diner.

The kitchen itself comes fully fitted with a range of high gloss storage units to wall and base levels, as well as smart corner cupboards and deep pan drawers all with stand out Quartz worksurfaces above. There are also integrated appliances which include an oven/grill, hob and extractor fan, as well as a dishwasher with fitted washing machine and space for tumble dryer in the garage. At the back of the property is a bright and airy conservatory/family room which has recently been upgraded to include a new fully insulated pitched roof.

Stairs rise up to the first floor landing which has doors into all three bedrooms, the family bathroom and into the loft area. The master bedroom is particularly impressive with two sets of fitted wardrobes as well as a spacious en-suite shower room.

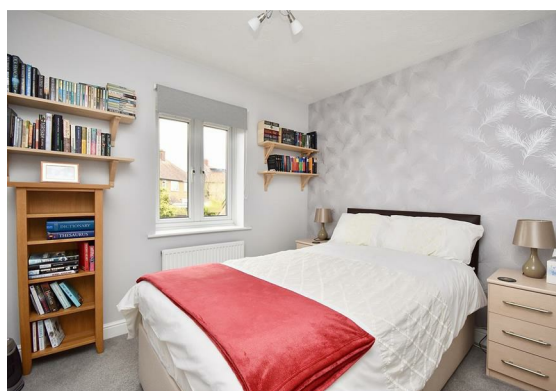


Exterior & Gardens

The property is set nestled in the corner of the cul de sac with a good size and private plot. To the front is the driveway for multiple vehicles, feature planted borders and access into the garage from the front. At the rear is a well maintained and very manageable garden space which comprises of a large paved patio section with artificial lawn, decorative planted borders and a further raised corner patio seating area. There is rear access into the garage and shed to remain.

Parking

There is parking for up to three vehicles to the front on the driveway. The Garage has full power and light connected as well as a sink for running water and an electric motorised door with additional parking if required.



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. There is a water softener system set up to the main house and garage.

Floor Plan



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.