



Raven Way, Leighton Buzzard, LU7 4BU

£385,000



- Fully Refurbished & Modernised House
- Three Bedrooms
- En-Suite to Master Bedroom
- Two Allocated Parking Spaces
- 24Ft Open Plan Living & Kitchen Area
- High Specification Kitchen with Appliances
- Detached Home Office with Air Conditioning
- Short Walk to Astral Lake
- Tucked Away & Quiet Cul De Sac Location
- New Boiler & New Electrics



FULLY REFURBISHED AND HIGH SPECIFICATION THREE BEDROOM PROPERTY | IMPRESSIVE & HEAVILY IMPROVED OPEN PLAN LIVING & KITCHEN AREA | DETACHED HOME OFFICE IN THE GARDEN | EN-SUITE TO MASTER BEDROOM

M & M Properties are excited to offer this with NO UPPER CHAIN, this IMPRESSIVELY UPGRADED AND UNIQUELY IMPROVED, THREE BEDROOM HOUSE WITH A HIGH QUALITY DETACHED HOME OFFICE IN THE GARDEN and being tucked away in a quiet cul de sac location just SHORT WALK TO ASTRAL LAKE.

The property has been improved, modernised and heavily refurbished in the last few years to include a LARGE 24FT OPEN PLAN LIVING & HIGH SPECIFICATION KITCHEN AREA, NEW BOILER & HEATING SYSTEM, NEW ELECTRICS, LANDSCAPED GARDEN aswell as a NEW STAIRCASE WITH GLASS PANELS. This property must be viewed to be fully appreciated and internal visits come highly recommended!

Location
The property is located in the popular modern development of 'Sandhills', ideally situated within walking distance of the town centre which has a wide range of shops, supermarkets, pubs, restaurants and cafes aswell as a twice weekly vibrant charters market. In addition to this the property is just a short walk to the picturesque Astral Lake and Astral Park, both perfect for dog walking with beautiful surrounding scenery.

Also within a short walk is a local Sainsburys, the Cod and Waffle restaurant and the new Grovebury Road retail park. There are also good commuter links close by to include the A5, A421 and M1, and the Leighton Buzzard mainline train station which is just 1.3 miles away and takes you direct into London Euston in under 40 minutes.





Accommodation

The property comes with highly spacious rooms throughout, as well as good sized accommodation with a uniquely designed layout, all set over two floors. The ground floor has been tastefully modified to now make it a stunning open plan living, dining and kitchen arrangement, which has been thoughtfully designed to maximise the space and transform the layout into modern living. The kitchen has been modernised and upgraded to include a range of wall and base level storage units, deep pan drawers, hidden corner cupboard, stone worktops with inset sink/drainer and breakfast seating bar, complimentary tiling as well as decorative downlighters.



The kitchen also hosts a range of integrated appliances which include two AEG ovens, Bosch microwave and coffee machine, 5 ring electric hob, fridge/freezer and dishwasher. Completing the downstairs is an extremely useful laundry cupboard under the stairs, Kardean flooring and spotlights throughout as well as a separate WC. Lastly a newly installed staircase with glass panelling and feature lights lead up to the first floor landing.

The first floor has a deceptively spacious and airy landing area with access into the loft space, a central storage cupboard, all three bedrooms as well as the family bathroom. The master bedroom also conveniently has fitted wardrobes and an en-suite shower room.

Exterior & Gardens

To the front of the property is the parking bays, as well as decorative shingle and path that leads to the front door. At the rear of the property is a recently landscaped and fully enclosed garden which is very low maintenance consisting of a paved porcelain patio seating area and pathway, raised decorative planted borders, artificial lawn and access into the detached home office.



The home office itself is a high quality specification of metal construction with double glazed windows and doors, Air conditioning and heat pump, separate Internet connection, as well as full power and light making it the perfect space to work uninterrupted. The room can also function for a variety of other uses if required like a home gym, separate seating area or a child's play room.

Parking

There are two allocated parking spaces to the front of the property.

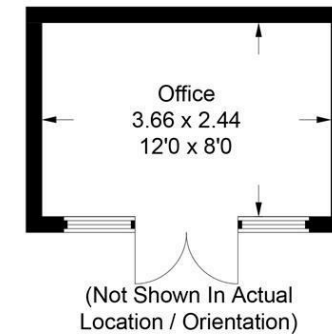
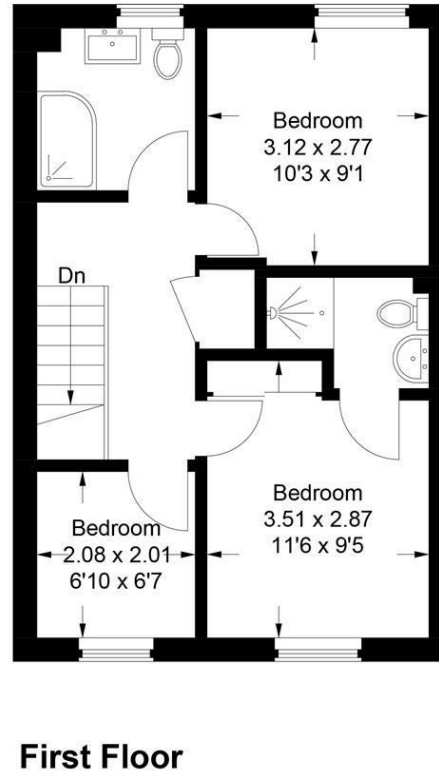
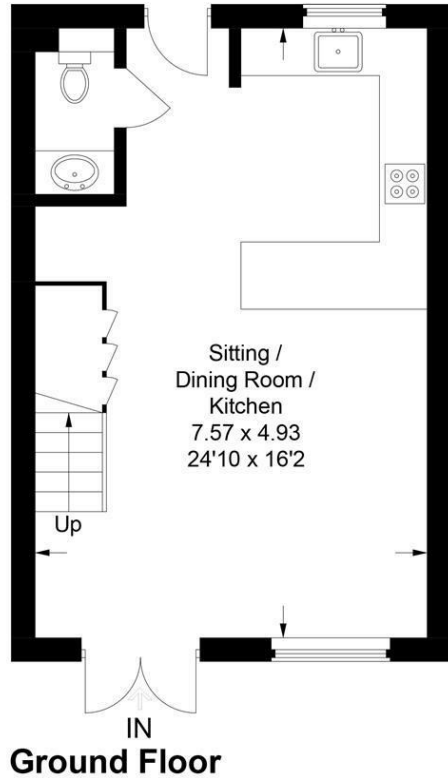
Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler replaced in 2022. There is mains electricity connected with a re-wire completed in 2022.



Floor Plan

Approximate Gross Internal Area
Ground Floor = 38.5 sq m / 414 sq ft
First Floor = 38.1 sq m / 410 sq ft
Office = 8.9 sq m / 96 sq ft
Total = 85.5 sq m / 920 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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.