



Miles Avenue, Leighton Buzzard, LU7 3LF

£400,000

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- Rarely Available Opportunity
- Three Double Bedrooms
- Semi Detached Bungalow
- Highly Sought After Location
- Driveway & Garage
- Available For The First Time Ever
- Three Reception Rooms
- Ensuite to Bedroom 1
- Well Maintained Rear Garden
- Walking Distance into Town Centre



M & M Properties are exceptionally pleased to offer for sale this EXTENDED THREE DOUBLE BEDROOM, SEMI DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY, situated along the highly popular Miles Avenue in Leighton Buzzard which is just a very short walk into the town centre and perfectly located close to many amenities and green spaces.

The property has just the one original owner since it was originally built in 1962, making it a RARELY AVAILABLE property creating a fantastic opportunity for families and downsizers alike to take advantage of the flexible and versatile layout.

Location
Miles 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.

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 a wide range of amenities to include shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market.





Accommodation

The property is set over two floors, with a loft extension in the roof to provide additional living space. On the ground floor there is an inner porch, entrance hallway leading into the first TWO DOUBLE BEDROOMS at the front, then also there is a 19FT LIVING ROOM WITH AN EXPOSED BRICK FIREPLACE, A SEPARATE DINING AREA AND A SEPARATE KITCHEN.

To complete the ground floor there is a family bathroom with a three piece suite. Stairs rise up to the first floor loft conversion with has a MASTER BEDROOM WITH ENSUITE SHOWER ROOM.

Additionally to the accommodation there is a side passageway off the Kitchen which provides access into a single garage with a Utility area on the back.

Exterior & Gardens

To the front of the property is a feature garden area consisting of a mix of shingled and paved areas, small lawn area, flower beds and a low level brick wall separating the path at the front.



At the rear of the property is the back garden which comes fully enclosed by timber fencing and is well maintained by the current owners. Features include lawn, pond area, paved pathway and seating area, a selection of trees, plants and hedges and space for sheds and summerhouses. Access is also back into the side passage way and into the property.

Parking

To the front of the property is off road parking for numerous vehicles and a garage for additional parking of 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 and an immersion cylinder. There is mains electricity connected.



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.