



Holly Oak Cottage, The Chilterns, Leighton Buzzard, LU7 4QD

£425,000

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- **Detached House**
- **Three Bedrooms**
- **Private Gated Community of Just Three Properties**
- **Jack & Jill En-Suite to Master Bedroom**
- **Garage & Driveway Parking**
- **18Ft Kitchen/Diner**
- **One of Only Two Uniquely Designed Properties**
- **16Ft Lounge with Bay Window**
- **Sunny Private South-East Facing Garden**
- **Velux Roof Windows to Front**

PRIVATE GATED DEVELOPMENT OF JUST THREE PROPERTIES | THREE BEDROOM DETACHED HOUSE | GARAGE & DRIVEWAY | SUNNY SOUTH EAST FACING GARDEN | UNIQUELY DESIGNED HOUSE

M & M Properties are delighted to offer to the market, Holly Oak Cottage which is one of only two uniquely designed detached properties located within a secluded and private gated development at The Chilterns in Leighton Buzzard.

The property comes in a fantastic condition throughout with many attractive features to include a sunny south-east facing private garden with minimal overlooking from neighbours, a Jack & Jill en-suite shower room to the master bedroom, solar panels, garage, driveway and Velux roof windows to name just a few!

Location
 'Holly Oak Cottage' is tucked away in a small privately gated development on the edge of Leighton Buzzard, which is a quiet non-through road cul de sac.

The town centre is right on the door step just a short walk away with a host 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 Beaudesert lower schools, Gilbert Inglefield 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.





Accommodation

The accommodation comes set over two floors with good sized rooms throughout and a bright and airy flow. The ground floor includes an entrance hallway which connects to both reception areas and has access into the downstairs WC.

There is the double aspect living room at the front with a feature bay window, then the kitchen/diner across the back of the property with doors leading out to the south-east facing garden. The kitchen itself is a generous size being over 18ft in width featuring a range of wall and base level storage units with Quartz worktops over. Additionally there is space for a fridge/freezer and dishwasher, as well as a gas cooker with double oven to remain.



Stairs rise up to the first floor landing with access into three good sized bedrooms two of which will have large wardrobes remaining. Then there is the family bathroom with a bright Velux window and three piece suite, as well as the Jack & Jill en-suite to the master bedroom and second double bedroom which also has a further Velux window.

Exterior & Gardens

To the front there is a small garden area covered in decorative shingle, as well as a pathway leading to the front door. To the rear is a low maintenance and private, south-east facing garden with minimal overlooking from neighbours creating the ideal outside entertaining space.

The garden comes fully enclosed by timber fencing and includes a patio seating area directly off the back of the house with a glass veranda to cover, the remainder is mostly laid to lawn with a range of border plants and decorative flowers, a feature shingles space which leads to the summerhouse.

The summerhouse is the perfect outside room for family gatherings which can incorporate ample seating and dining within, has full power and light connections and could even be used for a home office set up if desired.

Parking

There is a driveway to the side of the property directly in front of the garage for up to two vehicles. The garage has power and light connections accessed through the up and over door at the front, as well as there being a courtesy door leading out into the garden. The garage also has the potential to be converted subject to any planning permissions and can provide space for additional parking if required within.

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 as well as solar panels.



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.