



Chapel Path, Leighton Buzzard, LU7 3BJ

£390,000

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- **Three Bedroom Detached Family Home**
- **Town Centre Location**
- **Driveway & Garage**
- **No Upper Chain**
- **Lounge, Dining Room & Kitchen**
- **Private & Low Maintenance South Facing Garden**
- **Perfect 'Blank Canvas' Property**
- **Newly Redecorated & New Carpets Throughout**
- **Short Walk to Mainline Train Station**
- **New Radiators**

M & M Properties proudly presents this charming THREE BEDROOM DETACHED FAMILY HOME which has recently had a host of improvements completed to include a NEW REDECORATION THROUGHOUT, NEW CARPETS, PLASTERING AND REPLACEMENT RADIATORS, presenting a rare opportunity with the added benefit of NO UPPER CHAIN.

Nestled on Chapel Path, a secluded road just beyond the bustling Leighton Buzzard town centre, this residence enjoys the quietness of a cul-de-sac setting while maintaining close proximity to all the essential amenities on the doorstep.

The property comes with spacious rooms throughout, set over two floors as well as a loft space. To the ground floor there is an entrance hallway, a downstairs WC, separate reception rooms which include a bay fronted lounge, dining area and a kitchen.

Stairs rise up to a first floor landing with doors leading into three good sized bedrooms and then the family bathroom which comprises of a white three piece suite.





To the front of the property is a driveway for off road parking aswell as a small low maintenance garden area. There is a side passageway which connects the front directly into the rear garden which is again easy to maintain consisting of a paved patio seating area, laid to lawn with flower beds and mature bushes, aswell as space for a shed.

There is a driveway to the front for up to two vehicles. There is also a single garage to the side with courtesy door to side passage way and up and over door to front. The garage has full power and light, with the boiler being located here.



The property has mains water, sewerage and drainage connected.

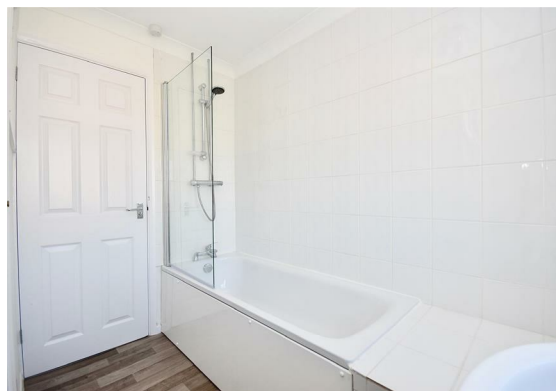
Heating is by way of mains gas to radiator powered by a gas boiler.

There is mains electricity connected.

More about the Location.....

Nestled on Church Street, a tranquil and secluded non-through road, this location sits on the outskirts of Leighton Buzzard's town center, allowing a brief 5 to 6-minute stroll to reach the bustling main high street. Here, an array of shops, supermarkets, pubs, restaurants, and local businesses thrive, complemented by the vibrant twice-weekly charters market. With only three other houses on this road, this presents a rare opportunity for prospective buyers.

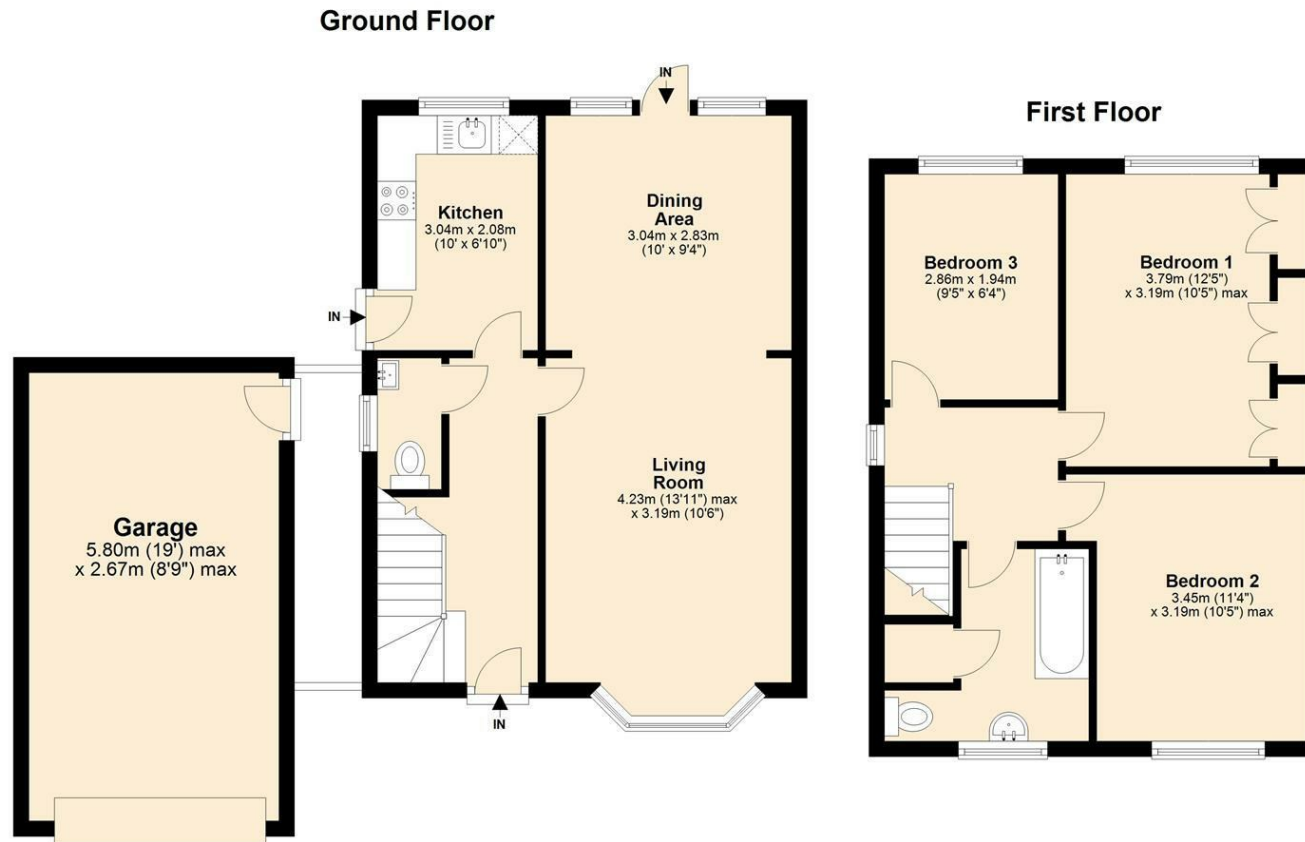
Moreover, the property benefits from outstanding commuter links, including the proximity of Leighton Buzzard train station a mere 0.8 miles away. This station offers a direct route to London Euston in approximately 30 minutes. Additionally, access to various major roads such as the A5, A4146, 1414, and M1 enhances the connectivity of this location.



Families will appreciate the convenience of excellent schools catering to all ages, conveniently within walking distance. Such amenities make this area highly sought-after for those starting or raising a family.



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.