



Weston Avenue, Leighton Buzzard, LU7 4QZ

Offers In Excess Of £475,000



- **Impressive Detached Family Home**
- **Four Double Bedrooms**
- **Large Driveway for Numerous Vehicles**
- **One of Only Eight Individual Detached Properties**
- **Open Fireplace & Chimney**
- **Garage Conversion, Perfect For Working From Home**
- **Incredibly Spacious Living & Dining Area with Separate Kitchen**
- **South Facing Rear Garden Backing onto Page Park**
- **Generous Sized Plot**
- **Quiet Non Through Road close to Town Centre**

Located along the quiet and peaceful non-through road of Weston Avenue is this RARELY AVAILABLE AND IMPRESSIVELY SIZED, FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, which is one of only eight individual detached houses positioned with a high degree of privacy and a stunning south facing garden backing directly onto the open greenery of Pages Park.

Inside, the home impresses with its expansive layout and size, featuring a fantastic open-plan lounge and dining area, with an open fireplace perfect for entertaining. Additionally there is a thoughtfully converted garage providing an ideal space for working from home, while all four double bedrooms are well-proportioned to accommodate comfortable living for families of all sizes!

The home boasts exceptionally spacious rooms throughout, with a flexible and versatile layout, offering nearly 1,400 square feet of accommodation. The ground floor features a convenient porch, ideal for storing shoes and coats, which leads into an entrance hallway that provides easy access to all reception areas and the downstairs WC.

The converted garage has been transformed into a perfect work-from-home space but can also be used as an additional lounge, family room, or optional bedroom.

Spanning the rear of the property is an incredibly bright and spacious living and dining area, ideal for entertaining large families and guests. A standout feature is the rare open fireplace with a chimney, elegantly framed by a Beechwood and Granite hearth, adding warmth and cosiness to the lounge area.

This inviting space seamlessly connects to the south-facing garden, effortlessly blending indoor and outdoor living. Lastly there is a separate kitchen area which hosts a range of wall and base storage units, fully equipped with integrated appliances aswell as ample worktop space.

A u-shaped staircase rises up to a very good sized landing which effortlessly connects to all four well proportioned double bedrooms, aswell as into the family bathroom and loft space above.





The property sits on a generously sized plot, featuring a large block-paved driveway at the front that comfortably provides off-road parking for four to five vehicles. The side of the property, accessible through a gate, offers ample space for storage or the potential to extend the home if desired.

At the rear of the property is a low maintenance and sunny south facing garden backing directly onto Pages Park playing field, providing a high level of privacy and seclusion. The garden comes mainly laid to lawn, with a timber patio seating area directly off the foot of the house as well as a further paved area beneath. There are decorative planted borders as well as space for storage sheds and greenhouses at the bottom.

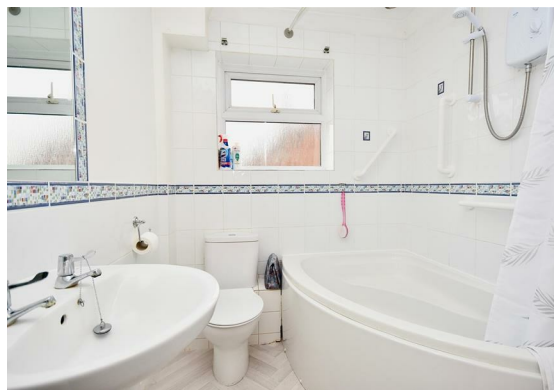


The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Council Tax Band E.

More about the location....

Weston Avenue in Leighton Buzzard is a quiet, non-through road that offers a strong residential environment with plenty of open green spaces close by which include Pages Park playing fields and pavilion. Properties in this road generally feature spacious layouts and good-sized plots the area was originally developed with houses linked to an RAF communications base.



Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

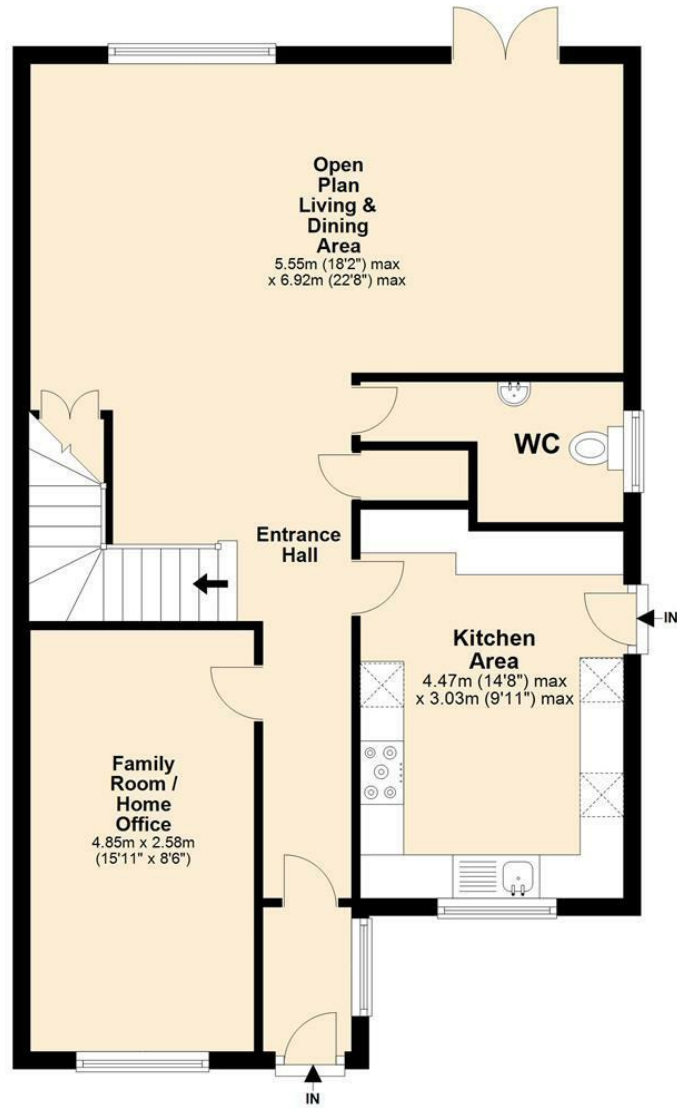
Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.



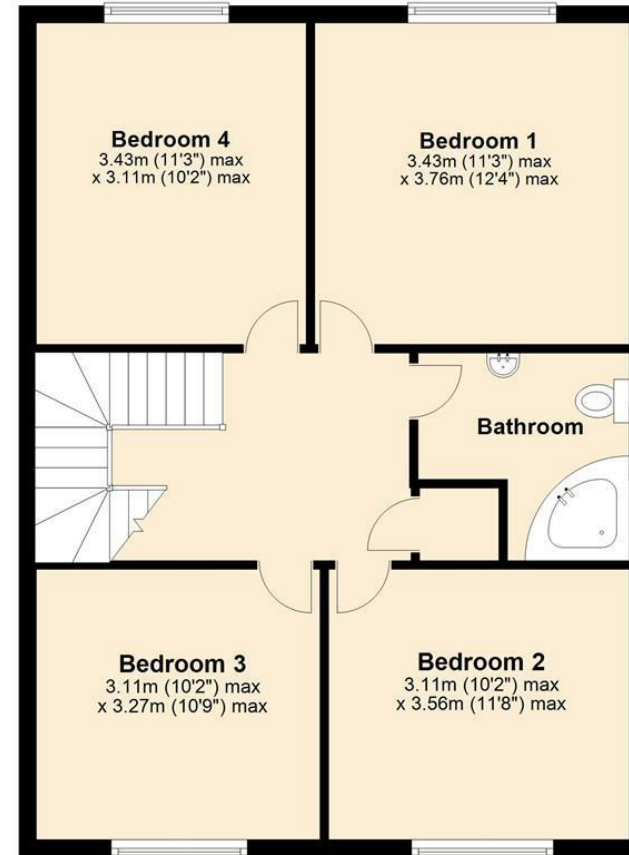
Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.

Ground Floor

Floor Plan



First Floor



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.