



Hartop Close, Ivinghoe Aston, Leighton Buzzard

£485,000



- **Beautifully Maintained and Individually Designed Village Home**
- **Exclusive Gated Development**
- **Three Bedrooms End Of Terrace House**
- **Master Bedroom with En-Suite**
- **Panoramic Countryside Views to the Front**
- **Picturesque and Tranquil Village of Ivinghoe Aston**
- **23Ft Double Aspect Lounge / Dining Area**
- **Newly Refitted Kitchen Area**
- **Meticulously Maintained Gardens**
- **Driveway & Garage**

The property comes with just under 1,100 square feet of thoughtfully designed living accommodation with highly spacious rooms set over two floors making it ideally suited for families of all sizes. Entrance to the property is through the central front door leading into a warm and inviting hallway with doors to conveniently access the downstairs WC, the newly refitted kitchen aswell as the stunning and particularly spacious double aspect living / dining space at the rear.

Stairs rise up to the a light and airy first floor landing, where there are doors into all three bedrooms, aswell as the family bathroom and airing cupboard. The bedrooms are well proportioned sizes, two of which are comfortable doubles with the master having its own en-suite shower room and the third being suitable for a single, guest bedroom or home office set up. Additionally there is access into the loft space on this floor which has a ladder and full power with light connected.

The property rests on a good sized plot to front and back with a high degree of privacy all around. At the front of the property is a low maintenance garden area with lawn and decorative plants, aswell as this there is a decorative stream jointly owned between the neighbours and a bridge leading to the street at the front.

At the rear of the property is an extremely well maintained garden, mainly laid to lawn with a range of planted borders. There is a paved patio seating area directly off the property with a pathway leading to a further paved seating space down the end of the garden. Additionally there is a pathway leading down the side of the property ideal for storage and access back round to the front.

There is ample parking for up to three vehicles one behind the other in front of the garage, accessed through the remote electric gates. The garage has full power and light connections, up and over door aswell as a handy courtesy door into the garden.

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....

Ivinghoe Aston is a small, picturesque village located in Buckinghamshire, situated near the larger village of Ivinghoe known for its charming rural landscape, which includes rolling hills, farmland, and traditional English cottages.

It is surrounded by beautiful countryside, making it a great spot for walkers and nature lovers. There are several footpaths and trails nearby, including those that connect to the nearby Chiltern Hills Area of Outstanding Natural Beauty.

Ivinghoe Aston has a close-knit community with a traditional English village feel. Although small, it features a few amenities, including a local pub that serves as a social hub for residents and visitors.



Ivinghoe Aston is accessible by local roads and is relatively close to larger towns like Leighton Buzzard and Tring, providing access to more comprehensive amenities and public transport options. The M1, one of the primary motorways in the UK, is within a reasonable distance.

Junctions 11A and 12 of the M1 can be reached via Leighton Buzzard, giving access to the national motorway network and making travel to destinations like London, Milton Keynes, and the Midlands relatively straightforward.

Leighton Buzzard and Tring are both nearby towns that can provide additional connectivity options, including access to railway stations for travel further afield.

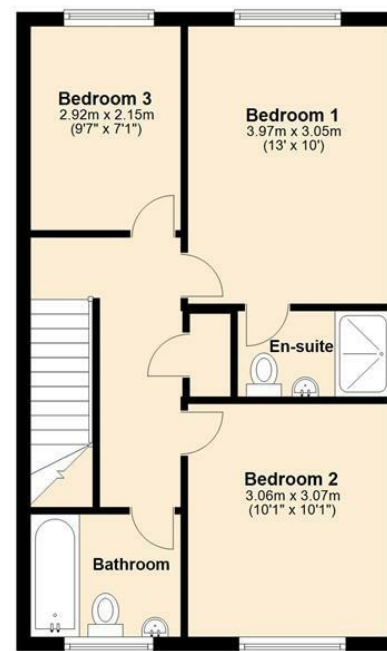


Floor Plan

Ground Floor



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.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

Sales: 01525 377733 - Lettings: 01525 371997

sales@mandmproperties.co.uk - lettings@mandmproperties.co.uk

LOCAL PEOPLE WORKING FOR YOU