



Orion Way, Leighton Buzzard, LU7 3XJ

£325,000



- **Two Double Bedrooms**
- **Semi-Detached House**
- **Driveway Parking With Garage**
- **Bags of Potential For Improvement or Extensions**
- **Popular Non-Through Road on Planets Estate**
- **Excellent School Catchments**
- **No Onward Chain, Ready to Buy!**
- **Perfect Blank Canvas Property**
- **Kitchen/Dining Area with Separate Lounge**
- **Front & Rear Gardens**



Located in the highly desirable Planets Estate in Leighton Buzzard, this well-presented and generously proportioned two double bedroom semi-detached home offers an exceptional opportunity for buyers seeking space, potential, and location within excellent school catchments.

Brimming with natural light and featuring a spacious layout throughout, this property presents the ideal blank canvas for new owners to modernise and style to their own taste. Whether you're a first-time buyer, downsizer, or investor, this home combines comfort, potential, and a sought-after setting making it a must see.

Offered with no upper chain, this property would ensure a smooth, hassle free purchase, allowing the next owners to move in quickly and with confidence.

The property is arranged over two spacious floors, offering generously sized rooms throughout. It also benefits from excellent potential to extend or reconfigure the layout (subject to the necessary planning permissions), allowing buyers to truly make the space their own.

To the ground floor there is an entrance hallway leading directly into the central living room, then through to the kitchen/diner spanning the entire length of the back and benefitting from two windows flooding the room with natural light. There is a side door to the garden and an understairs storage cupboard also within the kitchen area.

Stairs rise up to the first floor landing where there are two large double bedrooms, a bathroom, separate WC, storage cupboard and access to the loft space.

To the front is a low maintenance garden consisting of lawn and border plants, with a pathway leading to the front door with gates side access to the back. The rear garden comes also low maintenance again mainly consisting of lawned areas with border plants and hedging.



There is a driveway which provides off road parking for up to two vehicles. Additionally there is a garage where there is further space for parking another vehicle or to be used for storage.

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 C.

Tenure is Freehold

More about the Location.....



The location of the 'Planets Estate is a popular and established residential development within excellent school catchment for all ages to include Beaudesert lower school as well as Vandyke Upper School. There are local amenities in close proximity to include a Tesco Express, the newly refurbished Clay Pipe pub as well as local parks and scenic green space making it ideal for families.

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.



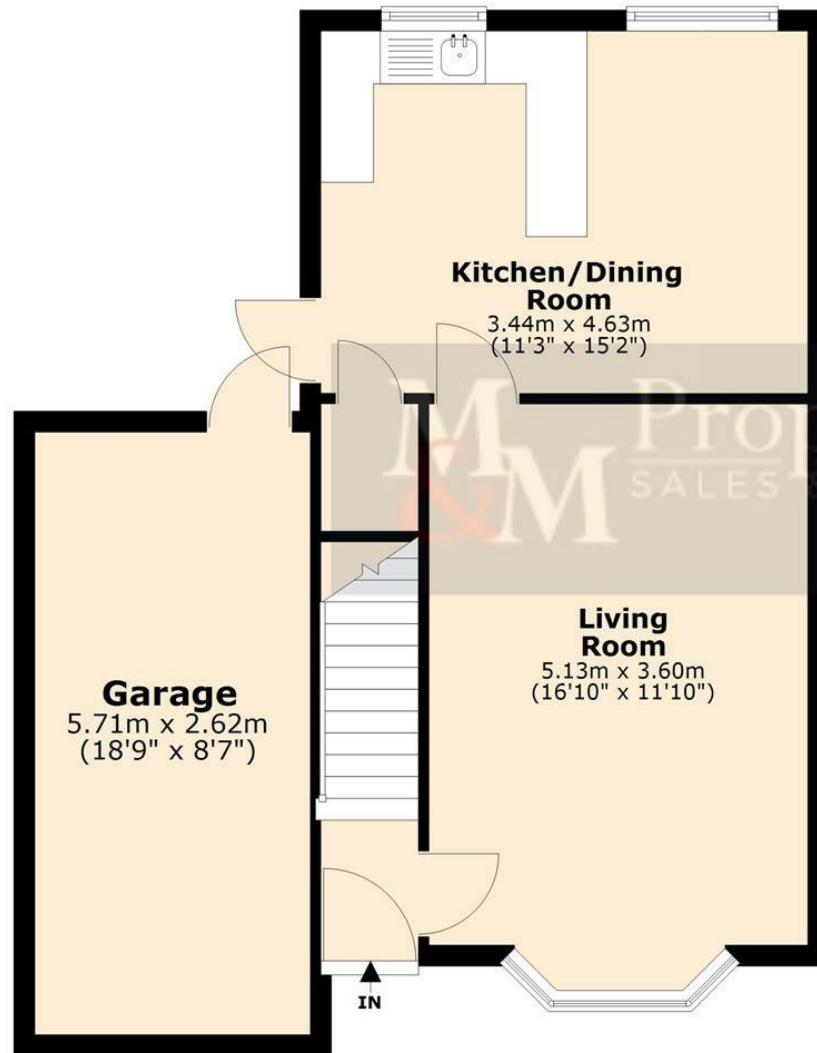
Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further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



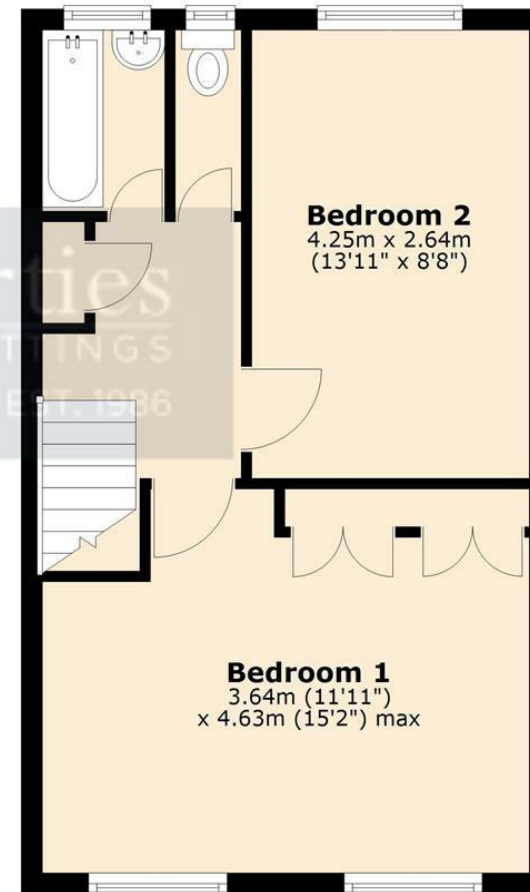
Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available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

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.