



Poplar Close, Leighton Buzzard, LU7 3BS

£550,000



- Popular Cul De Sac Location
- Beautifully Presented South Facing Garden
- Three Double Bedrooms
- Walking Distance to Rushmere Country Park
- Quiet & Peaceful
- Driveway Parking & Garage
- Perfect Downsize Property
- Extended to the Rear
- 15Ft Kitchen/Diner
- 16Ft Living Room with Extra Sun Room



THREE DOUBLE BEDROOMS | SEMI DETACHED BUNGALOW | BEAUTIFUL SOUTH FACING GARDEN | QUIET & PEACEFUL END OF CUL DE SAC LOCATION | GARAGE & DRIVEWAY PARKING

M & M Properties are pleased to offer this EXTENDED AND MUCH IMPROVED THREE DOUBLE BEDROOM, SEMI DETACHED BUNGALOW WITH A PRIVATE SOUTH FACING GARDEN, situated at the end of the cul de sac in the highly desirable and quiet CUL DE SAC LOCATION OF POPLAR CLOSE in Leighton Buzzard.

Location
 Poplar Close is a highly sought after non-through road cul de sac of nothing but other bungalows making it extremely quiet and peaceful. The location itself is within a short walk of the Leighton Buzzard golf club as well as the picturesque Stock grove and Rushmere Country parks.

The property is situated close to the Leighton Buzzard town centre, which is just a short 10 -15 minute walk away and provides a wide range of amenities to include shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market.





Accommodation

The property itself is set over a single floor with highly flexible and spacious rooms throughout. Entrance to the property comes through the front door into a bright and airy porch which then in turn leads into the hallway. From here there is access into three good sized double bedrooms, two facing the front with the third being more central and can function perfectly as a home office if desired.

There is a main living area which is a great size being over 16ft and comes with an added extension at the back creating a fantastic sun room with sliding doors out into the south facing back garden. To complete the accommodation there is a 15ft kitchen area, a boiler cupboard as well as a family bathroom.

Exterior & Gardens

To the front of the property is a well maintained garden area with well stocked planted borders, lawn area and pathway leading to the front door. There is also gated side access into the garden and also access into the garage through the up and over front door.

At the rear is a spectacular and fully private south facing garden, which comes with vast amounts of natural sunlight all day. The garden features a paved patio seating area directly off the back of the house looking out onto the private garden which comes mainly laid to lawn with a range of decorative border plants, greenery and flowers as well as a further patio seating area at the side.

Parking

There is a driveway to the front which provides tandem parking for up to three vehicles, as well as further parking within the garage if required. The garage has power and light connections, ideal for storage or for other purposes.

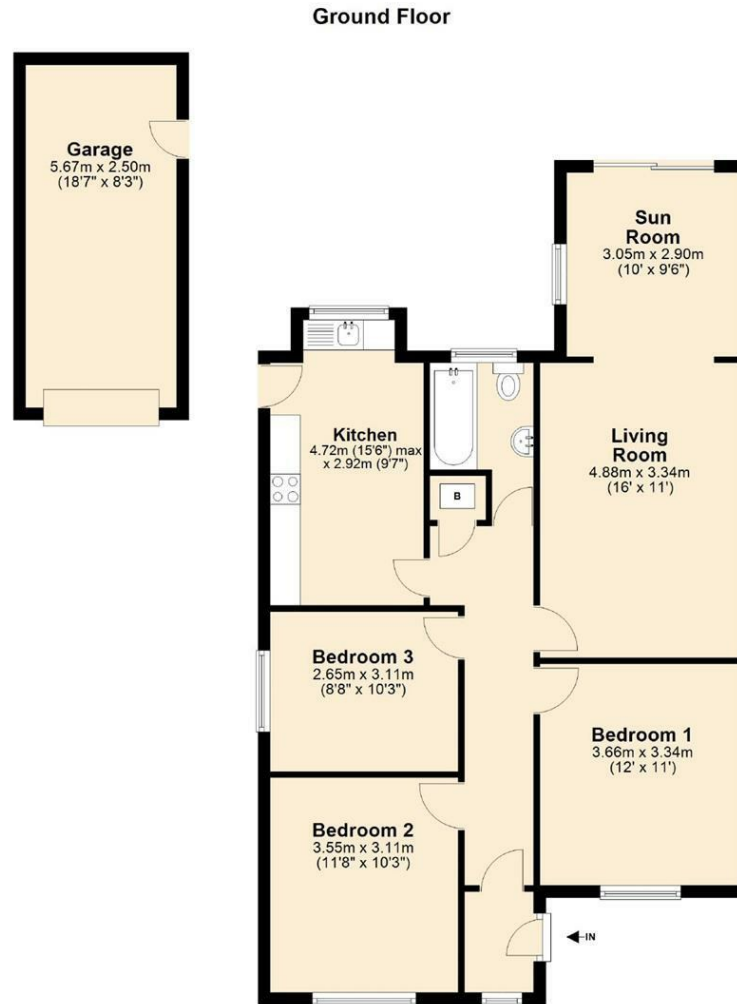
Utilities Connected

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.

Agents Notes

Internal photos are currently unavailable, however viewings come highly recommended and are to be carried out strictly by appointment.

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.