



Oxendon Court  
, Leighton Buzzard, LU7 3HD

Offers In Excess Of £725,000

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**QUARTERS**  
YOUR NEXT MOVE

# Oxendon Court

, Leighton Buzzard, LU7 3HD

Quarters are delighted to offer for sale this extended four bedroom executive detached family home situated on an excellent plot in the highly sought after leafy cul-de-sac. The property provides a wealth of bright and spacious living accommodation comprising: Entrance hall, refitted kitchen, utility room, lounge, family room, dining room, conservatory. cloakroom/WC, four double bedrooms (master with en-suite and dressing area) and a refitted family bathroom. Additional benefits include gas central heating, double glazing, landscaped rear garden, ample driveway parking and a detached double garage. Viewing is highly recommended.

### Location:

The highly desirable cul-de-sac of Oxenden Court, sits off Taylor's Ride which is along the prestigious Plantation Road, and remains one of Leighton Buzzards most sought after locations with a range of beautiful family homes set within a leafy environment. Its close proximity to Leighton Buzzard Town Centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 2.1 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Ground Floor:

The entrance hall provides a warm welcome to this exceptional family home. There are doors to the kitchen/breakfast room, lounge and family room, plus u-shaped stairs leading to the first floor with a refitted cloakroom/WC under. The kitchen/breakfast room has been thoughtfully planned and fitted to a high specification, with a range of fashionable premium units and a breakfast bar with space for four. An opening leads through to the utility room which has a door to the side. The lounge is a bright and spacious room with plenty of wall space for living room furniture and doors to the garden and conservatory. The conservatory is of brick base and double glazed construction and enjoys views of the rear garden. Off to the left of the entrance hall is a good sized family room with boxed bay window, and this room leads through to the dual aspect 16ft x 10ft dining room.





#### First Floor:

The landing provides access to the four bedrooms and family bathroom. The master bedroom to the rear features a dressing area with built in wardrobes, and refitted en-suite shower room. There is a further bedroom facing the rear aspect and two bedrooms which face to the front. The bathroom has been refitted to a high specification and is fitted with a four piece suite comprising of a low level WC, vanity wash hand basin, panel bath and a shower cubicle.

#### Outside:

The front of the property features a range of mature shrubbery, with an expansive block paved driveway extending to the double garage. There is also a path leading to the front door and gated access to the rear. The landscaped rear garden boasts a generous paved patio plus a raised deck area ensuring that there is somewhere to find sunlight throughout much of the day. There is also a gravelled area set alongside a neat lawn, and further space to the side of the property to site a storage shed, and to the other side there is a courtesy door to the garage.



#### Garage:

The detached double garage provides ample space for two vehicles, and is accessed by an electric garage door, with a courtesy door to the rear garden. The pitched roof allows for eaves storage.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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