



Riverside

, Leighton Buzzard, LU7 3HX

Offers In Excess Of £475,000



QUARTERS

YOUR NEXT MOVE



## Riverside

, Leighton Buzzard, LU7 3HX

Quarters are delighted to offer for sale this four bedroom family home located in this sought after quiet cul-de-sac which is conveniently situated within walking distance of the town centre. The property is presented to the market in good order and provides accommodation comprising: Entrance porch, lounge, kitchen, dining room, cloakroom/WC, four bedrooms and a refitted family bathroom. Additional benefits include double glazing, gas heating, privately owned solar panels which have generated over £1,000 per annum via the feed in tariff in each of the past two years, low maintenance rear garden, gated driveway parking and a garage. Viewing is highly recommended.

### Location:

Riverside is a quiet cul-de-sac situated off the prestigious Plantation Road and in close proximity to the town centre, which presents a wealth of local amenities just few minutes walk away. There are also footpaths leading to the nearby river Ouzel and Grand Union canal. There are also a number of popular schools nearby to choose from locally. The mainline rail station is approximately 1.3 miles away, with trains to London Euston in as little as 30 minutes. 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:

To the front of the property is a porch accessed via double glazed sliding doors. To the left is a courtesy door to the garage, and a further set of double glazed sliding doors lead into the lounge. The lounge is bright and spacious, with plenty of room for a range of furniture. The inner hallway provides access to each downstairs room. There is also a door which allows entry into the house from the driveway plus stairs leading to the first floor. At the rear of the property is a kitchen, which has been fitted with a range of wall and base level units with spaces for various appliances, and the dining room, which has double glazed doors leading to a patio area in the garden. The ground floor is completed with a cloakroom/WC.







### First Floor:

The first floor landing provides access to the bedrooms, family bathroom and loft space. There are three good sized double bedrooms plus a further generous bedroom. The family bathroom has been refitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over, and there is complimentary tiling to the floor and walls.

### Outside:

To the front of the property is a good sized garden which is mostly laid to lawn with a path leading to the front door and gated side access. To the rear is a gated shingle driveway and car port which extends to the garage door. There is a paved low maintenance private walled garden with space for a variety of outdoor furniture to suit all needs.

### Solar Panels:

The property has been fitted with privately owned solar panels which have generated over £1,000 per annum via the feed in tariff in each of the past two years. The benefits will be transferred to the new owner.

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



Total Area: 1332 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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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