



Mill Road
, Leighton Buzzard, LU7 1AU

Guide Price £280,000

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 **QUARTERS**
YOUR NEXT MOVE

19 Mill Road

, Leighton Buzzard, LU7 1AU

Quarters are delighted to offer for sale this two bedroom period home located walking distance to the Town Centre and facing a local park. The property is presented to the market in excellent order with accommodation comprising: Entrance porch, lounge/dining room, kitchen, refitted bathroom and two bedrooms. Additional benefits include double glazing, gas central heating, mature southerly facing rear garden with outbuildings, garage and driveway parking. Viewing is highly recommended.

Location:

Centrally located Mill Road boasts a variety of period dwellings, with a range of local shops within a short walk, and is ideally situated close to the Market Town Centre of Leighton Buzzard, with its many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. There are excellent transport links locally with the A505 and A5 providing links by road to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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:

Enter via a composite front door into the porch. There is a window to the front aspect and door into the lounge/dining room. The lounge is open planned to the dining room, with the rooms combining to make a generous living space. There are character features such as a wood burning stove and wood effect vinyl flooring. The rooms receive plenty of light due to dual aspect windows, there is also built in storage, and there are stairs leading to the first floor. The kitchen is fitted with a range of wall and base level units, and there are spaces for numerous appliances. Fashionable tiles provide a splashback which compliments the kitchen. There are doors to the garden and inner hall through to the bathroom. The kitchen is also home to the central heating boiler which was replaced in 2021. The 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.





First Floor:

The first floor landing provides loft access and doors to the two bedrooms. To the front is a good sized double bedroom with built in wardrobe, and enjoys views over the park. The second bedroom also includes a built in wardrobe, with views to the rear.

Outside:

The front of the property overlooks the park, and there is a paved path to the front door. The rear garden presents a paved patio area beside the kitchen, with steps leading to the mature southerly facing rear garden. There are raised flower beds plus a decked patio area which overlooks a lawn space with mature shrubbery to the borders. A gated section to the rear provides a brick store and green house, with ample space remaining suitable for a vegetable plot, if desired.

Garage & Parking:

Located in a nearby block of two. Access via up and over garage door. There is also a parking space to the front for one car.

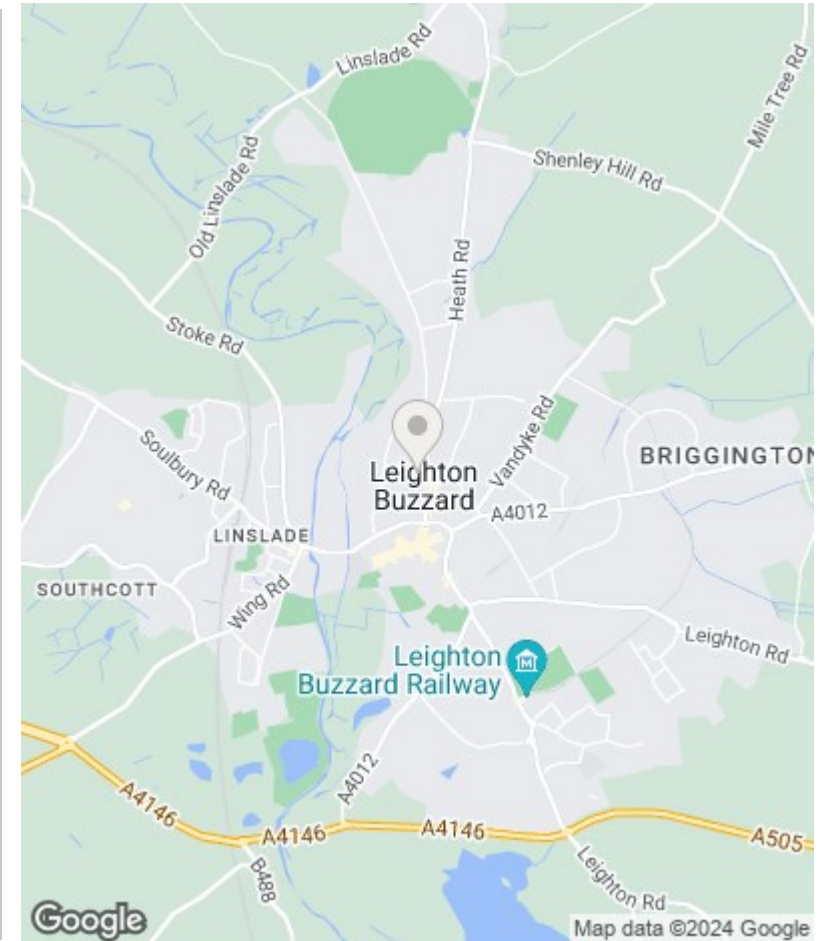


Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised 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



Area Map



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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