



Russell Way
, Leighton Buzzard, LU7 3NF

Offers In Excess Of £425,000



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Quarters are delighted to offer for sale with no upper chain this extended four bedroom semi-detached family home located in this highly sought after residential setting which is within walking distance to the town centre and catchment for popular schooling. The property has been largely improved throughout by the current owners and now provides spacious accommodation comprising: Entrance hallway, cloakroom/WC, lounge/diner, refitted kitchen, utility room, four bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, generous rear garden, driveway parking for multiple cars. Viewing is highly recommended to appreciate the space this property has to offer.

Location:

The Brooklands area of Leighton Buzzard has remained popular since its inception, providing generous family homes in a mature residential setting. The properties here benefit from numerous popular local schools within walking distance, as well as local shops and amenities. Furthermore the area remains within walking distance of the Market Town Centre, and Mainline Train Station, with trains to London Euston in as little as 30 minutes. The town also boasts excellent transport links by road, with the nearby A5 providing access to the nearby towns of Milton Keynes and Aylesbury, and Junction 11A of the M1 providing a route to London and beyond. 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 the front door to a bright and airy hallway, the hallway provides access to the stairs to the first floor and doors to the WC/cloakroom, kitchen and lounge/diner. Additionally there is a handy storage cupboard under the stairs. The lounge/diner is spacious with an abundance of light flowing through thanks to the good sized window to the front and patio doors to the rear. A larger than average cloakroom/WC compliments the downstairs with room for extra storage or hanging coats. The kitchen comprises of wall and base level units with integrated microwave, oven and coffee machine with pleasant views of the rear garden. A utility sits to the front and is located off of the kitchen, it's a spacious room and additional white goods to suits all needs can be added as desired.



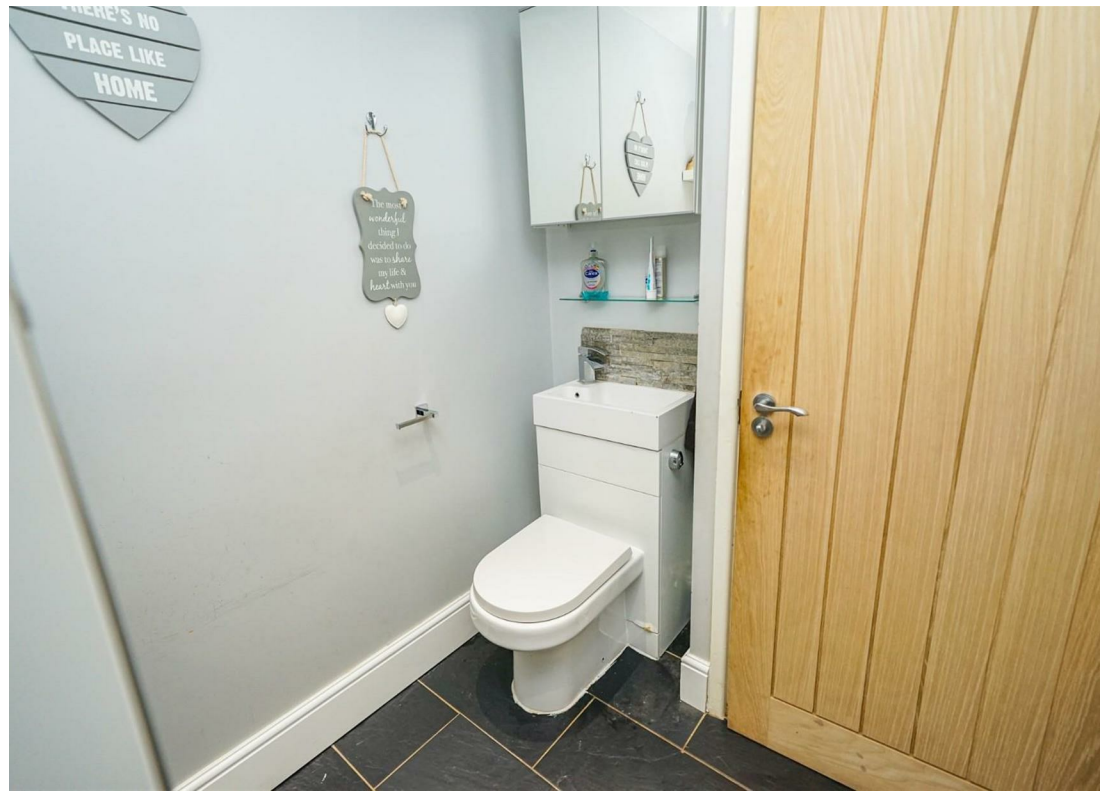
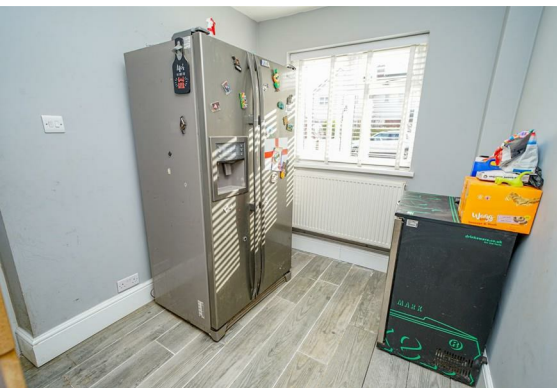


First Floor:

The first floor landing provides access to all four bedrooms, family bathroom and loft access. A good sized master bedroom sits to the front aspect and various furnishings can be arranged to suit all needs. A further well proportioned double bedroom enjoys views of the rear garden and provides ample space for any growing family. Two further bedrooms sit to the rear and front aspect, they provide a good option for a study space if required. A family bathroom completes the upstairs and comprises of a low level WC, panel bath with shower over, vanity hand wash basin and a good sized shower with mood lighting.

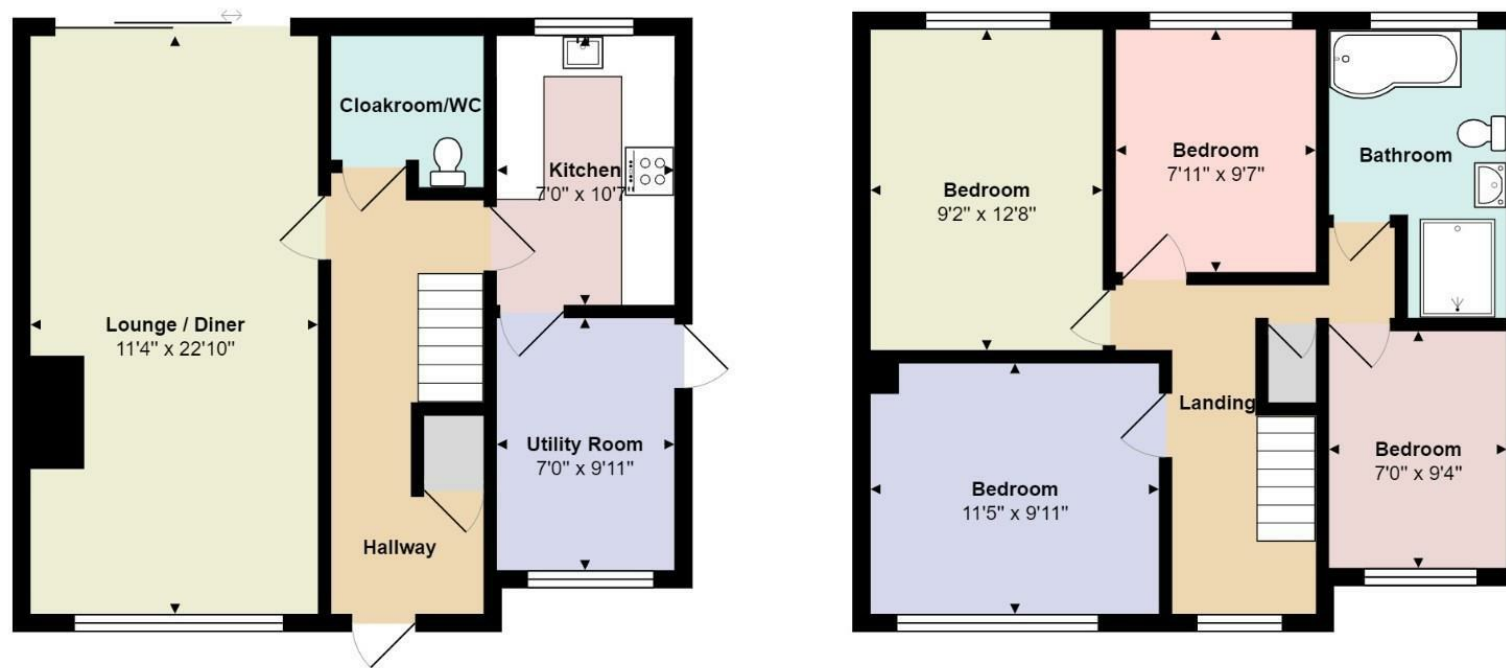
Outside:

To the front of the property is a blocked paved driveway for multiple cars which leads to the front door, the remainder is mostly laid to lawn with a brick wall surrounding. The spacious rear garden is mostly laid to lawn with a decking area at the rear which has a good sized shed and garden entertaining area. A side gate provides access to the front and a further patio area sits to the front.



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: 1134 ft²

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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