



Drakes Avenue

, Leighton Buzzard, LU7 3AF

Offers In Excess Of £290,000



QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this two double bedroom home situated in a quiet spot on the ever popular and modern Heath Meadows development, conveniently located within walking distance to the town centre. This property provides bright accommodation comprising: Entrance hall, kitchen, lounge/dining room, cloakroom/WC, two double bedrooms and a family bathroom. Additional benefits include gas heating, landscaped rear garden and parking for two cars. Viewing is highly recommended.

Location:

Heath Meadows is a modern designed development which has green space and park areas in the immediate vicinity. The well proportionate properties serve well for growing families and lend themselves to modern open space living. The centre of Leighton Buzzard is a short walk away as well as a variety of popular schools and local conveniences. There are plenty of road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.





Ground Floor:

Enter into the hallway and on the right there is a well presented kitchen fitted with a range of wall and base level units, plus there is ample work surface. To the left of the hallway is the cloakroom/WC, as well as stairs to the first floor, and straight ahead is the lounge/diner. The lounge/diner is a bright and airy room with views of the garden via French doors to the rear. There is ample space for a range of living room furniture plus a dining table, and a built in storage cupboard.

First Floor:

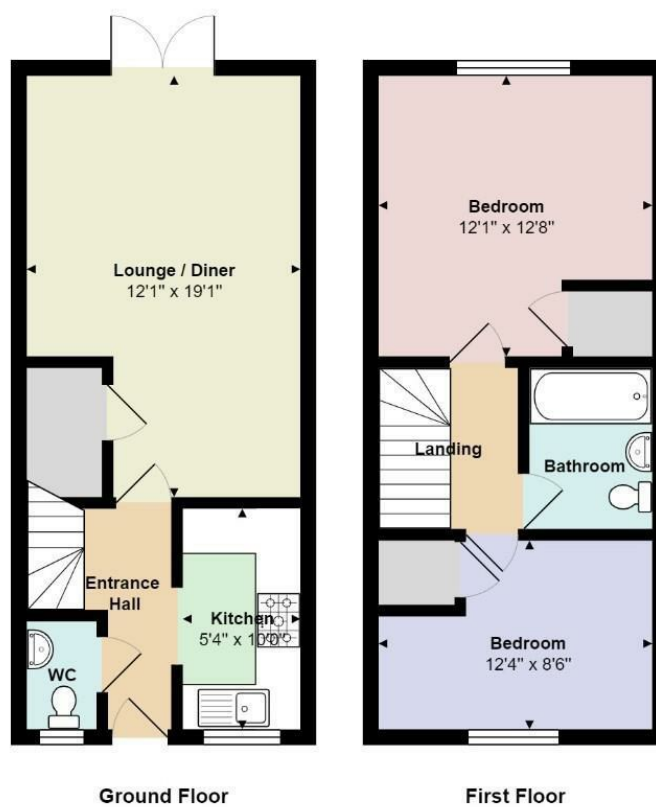
The first floor landing provides access to the two double bedrooms and family bathroom, as well as the loft space. Both double bedrooms are well presented and provide ample space for furniture, with the master bedroom including a fitted wardrobe, and bedroom two being home to the airing cupboard. The bathroom situated between the bedrooms, and is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

Outside:

To the front is path leading to the front door with shingled borders. There is also an allocated parking space and plenty of visitor parking nearby. The rear garden features a paved patio area with the remainder laid mainly to lawn,

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and finishes 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: 731 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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