



Cedars Way
, Leighton Buzzard, LU7 2PD

Price £229,995



 **QUARTERS**
YOUR NEXT MOVE

Cedars Way

, Leighton Buzzard, LU7 2PD

Quarters are delighted to offer for sale this spacious two bedroom first floor maisonette located in the sought after area of Linslade and walking distance to the mainline train station. The property has been improved by the new owners including installation of new windows and front door, and is presented to the market in superb decorative order with accommodation comprising; Entrance hall, lounge/dining room, kitchen/breakfast room, two double bedrooms and a bathroom. Additional benefits include new double glazing, fitted 2023, gas heating, garden and garage. Viewing is highly recommended.

Location:

Cedars Way is located on the outskirts of ever popular Linslade, with the mainline train station just a few minutes walk from the property providing trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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:

Enter via a composite front door into the hallway. There is space to hang coats and stairs leading to the first floor.





First Floor:

The L-shaped landing provides access to all rooms and there is a built in airing cupboard. The lounge/dining room is an excellent size to accommodate a range of living room furniture, with a window to the front aspect bringing in plenty of light. The kitchen/breakfast room is fitted with a range of wall and base level units with roll edged work surface over, and there are spaces for appliances. The dual aspect windows ensure that the room is bright throughout the day, and there are pleasant views over gardens to the rear. Additional storage is provided by two built in larder cupboards. The master bedroom is a generous double room with ample space for a king size bed and a wealth of bedroom furniture and a built in storage cupboard. Bedroom two is also well proportioned and with a built in wardrobe, and enjoys views to the rear. The bathrooms has been fitted with a three piece white suite comprising of a low level WC, wash hand basin and panel bath with shower over.

Outside:

To the front is a neat garden lawn to lawn with a path leading to the front door. There is also gated access to the rear garden. There is a built in store at the rear which has plenty of space. The generous rear garden has been landscaped to provide a patio area at each end of the lengthy lawn, ensuring a spot in the sunshine throughout the day.

Garage:

The property is also being sold with ownership of a garage which is located in a nearby block, and accessed via an up and over garage door.



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: 782 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk