



Weston Avenue  
, Leighton Buzzard, LU7 4JT

Guide Price £210,000



**QUARTERS**  
YOUR NEXT MOVE

## Weston Avenue

, Leighton Buzzard, LU7 4JT

Quarters are delighted to offer for sale with no upper chain this bright and spacious two bedroom park home, ideally situated in an exclusive community, adjacent to green open spaces and residential allotments. The property is presented to the market in excellent order and offers accommodation comprising: Entrance hall, cloakroom/WC, kitchen, generous lounge/dining room, inner hall, two bedrooms and a shower room. Additional benefits include double glazing, gas heating and low maintenance garden. Viewing is highly recommended to appreciate the space and setting of this property.

### Location:

The Vyne is a private road with a close knit over-55's community and comprising of well proportioned park homes. It is a quiet spot close to a nearby park, whilst remaining close to the historic market town centre. 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. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes. 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.





### Layout:

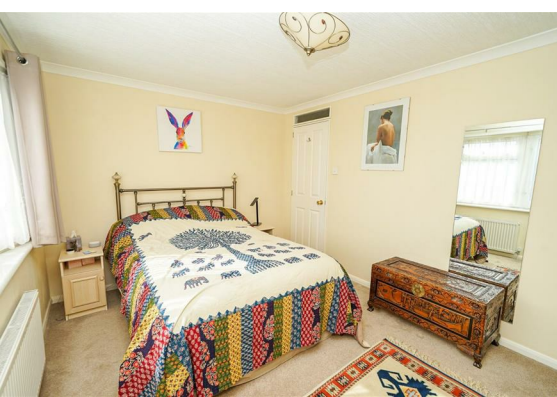
Enter via a double glazed front door into the entrance hall. There is a built in storage cupboard and doors to the lounge/dining room, kitchen, and cloakroom/WC. The kitchen is fitted with a range of wall and base level units and provides ample work surface and spaces for appliances. There is a built in storage cupboard housing the central heating boiler and a courtesy door to the garden. A door leads through to the bright and spacious L-shaped lounge dining room, with room for a wealth of furniture. An inner hallway connects the main living space with the two bedrooms and shower room. Both bedrooms are well proportioned and include fitted wardrobes. The shower room is fitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and quadrant shower cubicle.

### Outside:

There are two driveway parking spaces to the front and steps leading to the front door. The paved low maintenance rear garden provides ample outside space to enjoy, and there is a raised deck patio area which is a nice spot to catch the sun. There are also two storage sheds.

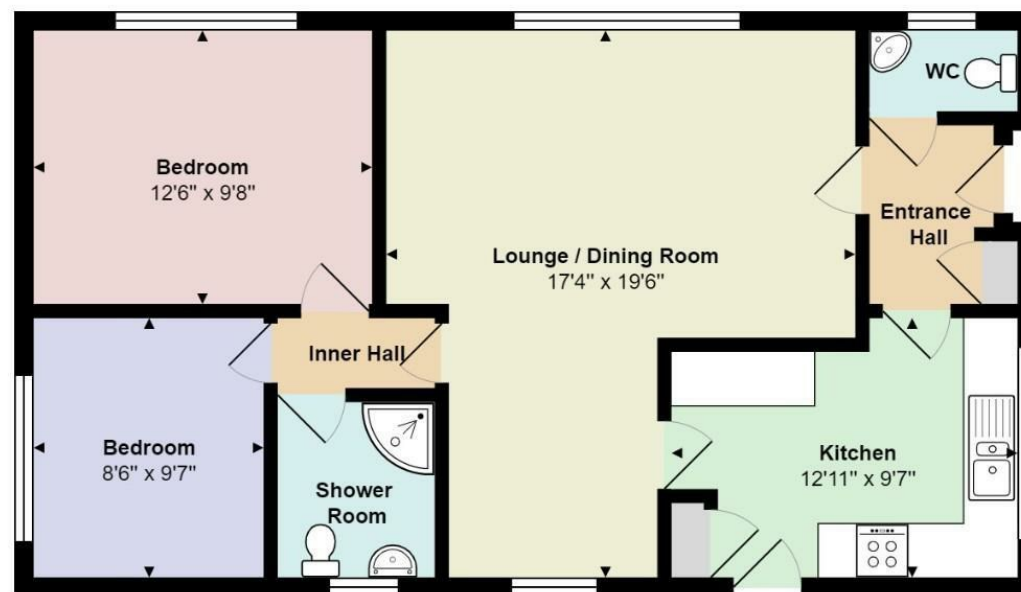
### Agents Note:

There is a monthly site charge of £228.68 pcm which includes water and sewerage. For details on the site lease with MacFarlane Homes please contact the agent.



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



Ground Floor

Total Area: 731 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)