



Atterbury Avenue
, Leighton Buzzard, LU7 3LE

Guide Price £389,995

3 2 2 D

A row of four icons: a bed icon with the number 3, a shower icon with the number 2, a sofa icon with the number 2, and a staircase icon with the letter D.

 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale this three bedroom semi-detached family home located in this popular road which falls within catchment for sought after schooling. The property is presented to the market in good order and provides accommodation comprising: Entrance porch, hallway, kitchen, dining room, lounge, three bedrooms, downstairs shower room and a family bathroom. Additional benefits include double glazing (where stated), gas heating, generous landscaped rear garden and driveway parking. Viewing is highly recommended.

Location:

Atterbury Avenue remains an exceptionally popular location of generous family homes set back from the road. The property is within easy walking distance of sought after schooling for all ages, local shops and amenities, and the historic Market Town Centre, with its many shops, restaurants and other amenities. 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 Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

Enter via the front door into a spacious porch which provides an opening on to the hallway. The generous hallway area provides access to the first floor and doors to the lounge, kitchen and shower room. The shower room is a great asset to the property and comprises of a low level WC, vanity hand wash basin and a shower cubicle. The well maintained kitchen overlooks the front and has a range of base and wall units with space for various white goods to suit all needs. Additionally there is a side door which leads to the beautiful rear garden. Through an opening from the kitchen is the dining room which is well proportioned for entertaining and provides further access through to the lounge. The bright and airy lounge provides access to the conservatory and enjoys pleasant views of the rear garden. It offers a versatile space which can suit a variety of different uses and furnishings. The full width conservatory has panoramic views of the garden and provides access to the rear garden via sliding doors to the rear.





First Floor:

The landing provides access to all bedrooms and the family bathroom, as well as the loft space via the hatch. The master bedroom is a bright and airy space overlooking the rear garden, with ample room for clothes storage. The second bedroom also sits at the back of the property, and is a good size double room. A further bedroom is situated at the front of the property, and benefits from a double built in storage cupboard and airing cupboard. The first floor is completed by the bathroom, which is fitted with a three piece white suite comprising low level WC, pedestal wash hand basin and panel bath.

Outside:

The front has a beautiful landscaped wall garden with raised borders and shrubs with a paved path centrally. There is a paved driveway which extends to the garage and a side gate. The generous landscaped rear garden provides ample seating and entertaining space, with a generous paved patio perfectly situated. The remainder is mainly laid to lawn, with mature plants and trees. There is a generous outbuilding which provides a fantastic storage solutions.



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: 1227 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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