



Miles Avenue
, Leighton Buzzard, LU7 3LF

Offers In Excess Of £375,000



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Quarters are delighted to offer for sale with no upper chain this three double bedroom semi detached chalet bungalow located in this ever popular area, within walking distance of the Town Centre. The property is in good order with it being recently rewired and offers generous accommodation comprising: Entrance hallway, lounge, dining room, kitchen, utility room (to the rear of the garage), a ground floor bedroom, refitted bathroom, and to the first floor there are two bedrooms. Additional benefits include gas heating, a generous mature landscaped rear garden, garage and ample driveway parking. Viewing is highly recommended.

Location:

Miles Avenue remains an exceptionally popular location comprising mainly of generous bungalows 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 a double glazed composite front door into the hallway. There are doors to the dining room, lounge, kitchen, ground floor bedroom and family bathroom. There are also stairs leading to the first floor. The generous lounge provides ample space for a range of furniture, and there are double glazed doors leading out directly to the rear garden. Sliding doors enable access into the dining room at the front of the property, and adjacent to this is a ground floor double bedroom. The kitchen is fitted with a range of wall and base level units with a roll edged work surface over, and there are spaces for appliances. The kitchen sink is ideally situated to enjoy views of the rear garden. The bathroom is fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over.

First Floor:

The first floor landing provides access to the two generous first floor double bedrooms. Both of which receive plenty of light via rear facing dormer windows, and include built in storage, with further space remaining for additional furniture.





Outside:
To the front is a triple length driveway extending to the garage and front door, there is also a neat lawn area and a door to a covered passage to the rear garden. The rear garden is beautifully landscaped with a patio area across the rear of the property, and the remainder laid mainly to lawn with a wealth of mature shrubbery to the borders. There are courtesy doors to the garage and utility room.

Garage & Utility Room:
Access via an up and over garage door. There is power and lighting and a courtesy door to the garden. At the rear of the garage is a utility room, accessible via the garden, and this is fitted with work surface and there are spaces for a variety of appliances.

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: 1287 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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