



Queen Street
, Leighton Buzzard, LU7 1BZ

Price £450,000



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Quarters are delighted to offer for sale this deceptively spacious, extended and charming four bedroom home, located on this sought after street in the heart of Leighton Buzzard. The property provides excellent living accommodation comprising: Entrance hall, living room, dining room, refitted kitchen, four bedrooms, refitted bathroom and a bonus loft room. Additional benefits include double glazed windows, gas central heating, private rear garden, garage & parking. Viewing is highly recommended.

Location:

Centrally located Queen Street boasts a variety of period dwellings, with a range of local shops within a short walk, and is ideally situated close to the Market Town Centre of Leighton Buzzard, with it's many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. There are excellent transport links locally with the A505 and A5 providing links to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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 into the hallway, there are stairs leading to the first floor and a door to the living room. The bright and spacious living room is 23ft in length and can accommodate a wealth of furniture to suit all needs, and it's generous size is well suited to families of all ages. Doors lead through to the dining room, which features a separate study area, and there is ample space for a family sized dining table. The kitchen spans the rear of the property and has been refitted with a modern range of wall and base level units, and there are spaces for a variety of appliances. Double glazed doors lead into the rear garden.





First Floor:

The landing provides access to the four bedrooms and family bathroom, plus there are stairs leading to the loft room. The master bedroom is a large double bedroom which runs the width of the house and faces the front aspect. There are three further bedrooms which provide space for a range of furniture, and make this home and excellent choice for a growing family. The bathroom has been refitted with a four piece suite comprising of a low level WC, pedestal wash hand basin, panel bath and shower cubicle.



Loft:

Stairs lead into the bonus loft room which features a large window to the rear aspect, and there is a wealth of eaves storage. The remainder of the room is usable for a variety of purposes, as desired, in particular presenting a good spot for a home office space.

Outside:

A wall provides separation from the street, and there is a path leading to the front door with mature shrubbery to the borders. A driveway extends along the side of the property leading to the garage and parking space. The landscaped rear garden features a paved patio area and the remainder is laid mainly to lawn. A courtesy door leads into the garage.



Garage:

Access is granted via an up and over door. A courtesy door leads into the rear garden.



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: 1622 ft²

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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