



**Centauri Close**  
, Leighton Buzzard, LU7 3XF

**Price £290,000**

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 **QUARTERS**  
YOUR NEXT MOVE

## Centauri Close

, Leighton Buzzard, LU7 3XF

Quarters are delighted to offer for sale with no upper chain this three bedroom family home located in this popular road which is just a short walk from local shops and sought after schooling. The property is presented to the market in good order, although in need of some modernisation, with accommodation comprising: Entrance hallway, lounge, kitchen/dining room, three bedrooms and a family bathroom. Additional benefits include double glazing, front and rear gardens and a garage.

### Location:

Centauri Close is a highly sought after road on the Planets development, and remains an exceptionally popular location for families looking for popular schooling, good transport links, local parks and shops, whilst remaining reasonably close to the historic market town centre. The town centre provides a range of shops, restaurants and bars, as well as the regular market. 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.

### Ground Floor:

Enter via a double glazed front door into the hallway. Ahead are stairs leading to the first floor, and a door to the right opens into the bright and spacious lounge. There is plenty of light introduced by a double glazed window to the front aspect, a fireplace provides a focal point, and there is room for a range of living room furniture. Across the rear of the property is a kitchen/dining room which enjoys views of the rear garden. The kitchen is fitted with a range of wall and base level units with work surface over, and there are spaces for appliances. The dining area provides plenty of space for a family sized dining table. There is a double glazed door leading to the rear garden, and a built in cupboard under the stairs provides additional storage.





### First Floor:

The landing provides access to the bedrooms and family bathroom, plus there is an airing cupboard, loft access and warm air heating unit. There are two generous double bedrooms, one to the front and the other facing the rear aspect. Each has room for a range of bedroom furniture, with the rear bedroom including a built in wardrobe. The third bedroom sits to the front of the property, and is a good sized single bedroom, also suitable for use as a home office space if required. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

### Outside:

To the front is a neat lawn with path leading to the front door, and a hedgerow to the border. The rear garden features a paved patio area across the rear of the property, and steps lead to a lawn surrounded by a variety of trees and shrubs. A gate leads to an alleyway allowing access to the front.

### Garage:

This property comes with a garage situated in a nearby block, with access via 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: 801 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.

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