



Billington Road  
, Leighton Buzzard, LU7 4TG

Guide Price £700,000

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 **QUARTERS**  
YOUR NEXT MOVE

# Billington Road

, Leighton Buzzard, LU7 4TG

Quarters are delighted to offer for sale with complete upper chain this individual executive three double bedroom bungalow, set on a generous plot. The property is in an excellent spot, situated at the end of this small gated development on a private gated road, and backing on to Pages Park. The property is presented to the market in immaculate condition, and offers deceptively spacious accommodation comprising: Entrance hallway, cloakroom/WC, 17ft lounge, refitted kitchen/dining room, utility room, master bedroom with en-suite shower room, double bedroom with en-suite shower room, and a further double bedroom which could also be used as an additional reception room, if desired. Additional benefits include double glazing, gas heating, ample driveway parking, double garage and landscaped front and rear gardens.

### Location:

This property is conveniently located at the end of Chaloner Court, a secluded private gated road off Billington Road, with the few executive detached properties in the road rarely available. Chaloner Court is situated within walking distance of the historic market town centre, which provides a range of shops, restaurants and bars, as well as the regular market. The property is also 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.

### Layout:

The entrance hall provides a warm welcome into this spacious and versatile property, with doors into the cloakroom/WC, bedrooms, kitchen/dining room and lounge. The cloakroom/WC is conveniently situated close to the front door, and along the hallway there is also a built in storage cupboard. There are two generous double bedrooms which both face the front aspect. The largest of the bedrooms features fitted wardrobes and an ensuite which is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath. Bedroom two also enjoys an ensuite shower room, with bedroom three currently being used as a formal dining room, but suitable for a range of purposes depending on the owners needs. At the rear of the property is the lounge and kitchen/dining room, both well situated to enjoy views of the rear garden. The lounge has room for a range of living room furniture, and a fireplace provides a nice focal point. A double glazed door leads out to the patio. The kitchen/dining room also has direct access to the garden, and has been refitted with a modern range of wall and base level units which provide plenty of storage. The kitchen sink is positioned perfectly to enjoy views to the rear, and there is ample space for a dining table. A door leads to the utility room which has space and plumbing for a washing machine and an additional sink. There is also a built in storage cupboard, central heating boiler and a courtesy door to the side.





**Outside:**

To the front of the property is a block paved driveway providing ample parking, and extending to the garage, A well maintained front garden is laid mainly to lawn, with mature shrubbery to the borders. A path leads to the front door and gated access to the rear. The landscaped rear garden takes advantage of the generous plot, and features an array of pretty flowers and shrubs to the beds, with a generous lawn which enjoys sunlight through the day. A generous patio sits off the lounge and kitchen/dining room, and the garden is noticeably quiet and private, with the benefit of backing onto Pages' Park.

**Double Garage:**

Access the garage via two up and over garage doors, there is power and lighting present, and storage is available to the eaves space.

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: 1614 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)