



## Marley Fields

, Leighton Buzzard, LU7 4WH

Price £499,995



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QUARTERS

YOUR NEXT MOVE

# Marley Fields

, Leighton Buzzard, LU7 4WH

Quarters are delighted to offer for sale with no upper chain this four bedroom detached family home located in this popular non estate setting which is a short walk from sought after schooling. The property has been subject to improvement by the current owners and now provides spacious accommodation comprising: Entrance hallway, refitted cloakroom/WC, lounge, refitted kitchen/dining room, utility room, family room, four bedrooms (master with ensuite) and a refitted family bathroom. Additional benefits include double glazing, gas heating, landscaped rear garden and driveway parking. Viewing is highly recommended.

### Location:

Marley Fields remains an exceptionally popular location for first time buyers and families looking for popular schooling, good transport links, local parks and shops, whilst remaining close to the historic market town centre. The no through road further benefits from lying adjacent to playing fields, and boasts a variety of attractive properties with ample parking. 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.





#### Layout:

Enter via a composite front door into the hallway. Conveniently located on the right is a refitted cloakroom/WC. There are also stairs leading to the first floor with a cupboard under, and a door into the kitchen/dining room. The kitchen has been refitted with a modern range of gloss finish wall and base level units, with integrated appliances. The room has been opened up to the dining room to give a bright and airy feel, with space for a dining table perfectly situated to enjoy views of the rear garden, which can be accessed via patio doors. There are doors opening to the spacious lounge which can comfortably accommodate a range of furniture and enjoys a bay window to the front aspect and a feature electric fire. The former garage has been converted to provide a generous family room which could be used for a variety of purposes, and the ground floor is completed by a utility room, with spaces for appliances and a courtesy door to the garden. The central upstairs landing provides access to the bedrooms and family bathroom. The master bedroom features two sets of built in wardrobes, and there is also an ensuite shower room that has been refitted with a modern suite comprising of a low level WC, vanity wash hand basin and shower cubicle. There are three further generous bedrooms and a family bathroom which is fitted with a modern white suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

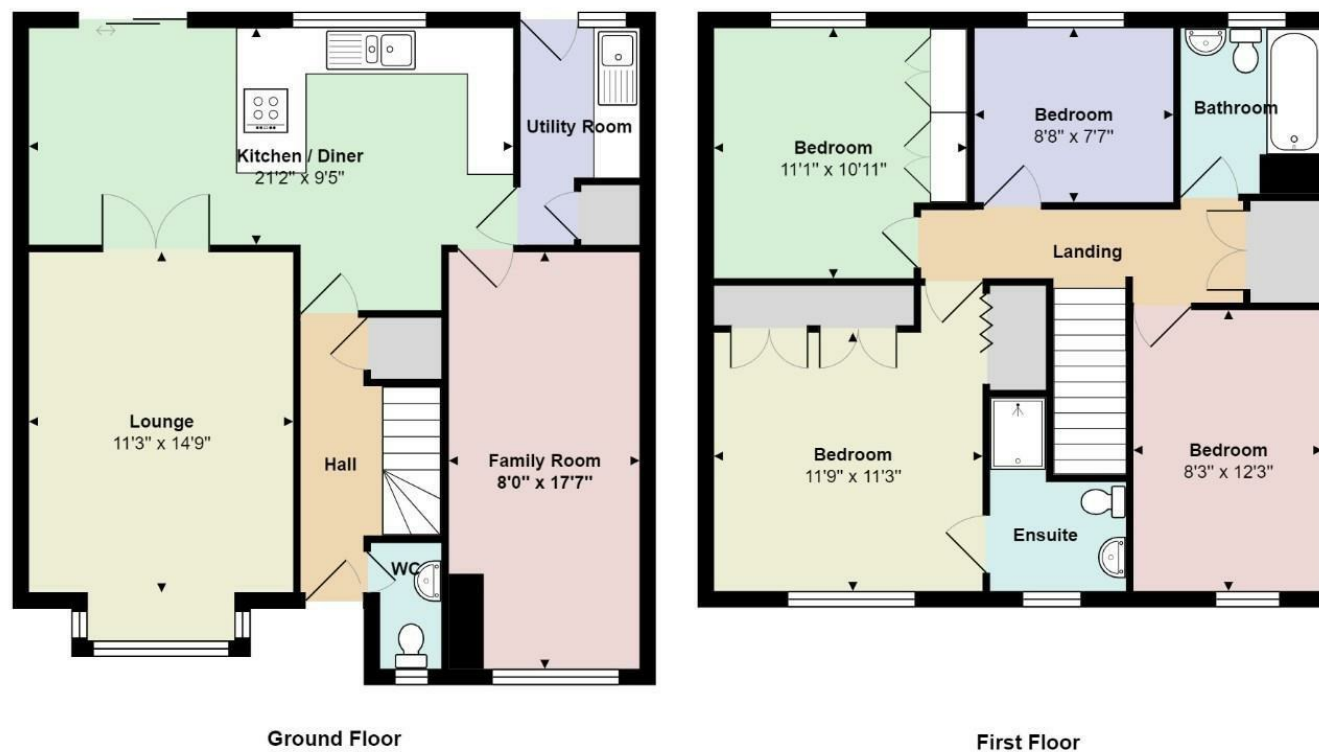
#### Outside:

To the front of the property is a block paved driveway which provides parking for two cars. There is also an area laid mainly to lawn and gated access to the rear. The rear garden has been thoughtfully landscaped to provide a generous paved patio with room for plenty of garden furniture under the pergola. There is a timber storage shed and a neat lawn surrounded by a wealth of mature shrubbery.



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: 1359 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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