



Grove Road  
, Leighton Buzzard, LU7 1SF

Price £699,995



 **QUARTERS**  
YOUR NEXT MOVE

## Grove Road

, Leighton Buzzard, LU7 1SF

Quarters are delighted to offer for sale this outstanding semi-detached period property situated in prime position adjacent to Parson's Close Recreation Ground, at the end of the highly sought after Grove Road. Located in the heart of Leighton Buzzard, both the town centre and mainline train station are within walking distance. The property provides a wealth of character throughout, with spacious accommodation comprising: Entrance hall, lounge, dining room, kitchen/breakfast room, utility room, four double bedrooms (master with ensuite) and a family bathroom. Additional benefits include gas heating, parking and a generous private landscaped rear garden. Viewing is highly recommended to appreciate this excellent family home.

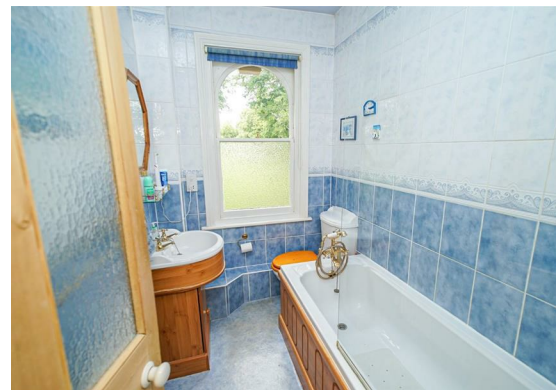
### Location:

This property is situated adjacent to Parson's Close Recreation Ground at the end of the prestigious Grove Road in the heart of the market town centre of Leighton Buzzard. It's central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.1 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. 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. 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 4,000 acre Rushmere Country Park.

### Ground Floor:

Enter into the hallway and immediately apparent is the charm and character of this family home, with high ceilings and period features providing a pleasant welcome. There are stairs leading to the first floor with a cloakroom/WC under, and doors to the lounge, dining room and kitchen/breakfast room. The lounge features a bay window to the front aspect, and a further window to the side aspect, each overlooking the recreation ground. There is also an open fireplace providing a focal point. The dining room allows plenty of space for a family sized dining table, with a feature fireplace and window with park views. The kitchen/breakfast room features an area fit for a dining table and built in larder cupboard. The kitchen has been fitted with a range of wall and base level units and pine worktops, with pleasant views of the garden to the rear. A door leads to the utility room, which is fitted with additional units, and there are spaces for appliances. A courtesy door leads to the side.





### First Floor:

The landing provides access to the three first floor bedrooms and family bathroom, and there are stairs leading to the second floor. Each of the first floor bedrooms are double rooms, making this an exceptional choice for families with children of all ages. The bedroom facing the front aspect is a large room, with a stand out feature being the bay window overlooking the recreation ground, and there are fitted wardrobes to one wall. The two further first floor bedrooms provide ample space for a variety of furniture, and both enjoy pleasant views of the park. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel path with shower over.

### Second Floor:

The second floor has been converted to provide a bright and airy double bedroom, with Velux windows introducing plenty of light. There is also a dormer window facing the front aspect, giving excellent views over the park. The room benefits from the use of an ensuite shower room, and there is also built in storage to the eaves.

### Outside:

A private road leads to the property, giving the ability to park 2/3 cars. There are steps leading to the front door and access to the side through to the rear garden. The rear garden is a generous space with paved patio areas, a mature and established feature pond, and with the remainder being laid mainly to lawn. The garden is noticeably private and enclosed by a high wall and fencing. At the foot of the garden is a timber shed as well as some hardstanding well suited to site an outbuilding, such as a garden office or summerhouse, with the area already supplied with power.



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



Approximate Area: 1602 ft<sup>2</sup> ... 148.8 m<sup>2</sup>

Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.  
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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## 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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