



## Brookside Walk

, Leighton Buzzard, LU7 3LA

Offers In Excess Of £325,000

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 **QUARTERS**  
YOUR NEXT MOVE

## Brookside Walk

, Leighton Buzzard, LU7 3LA

Quarters are delighted to offer for sale this semi-detached three bedroom family home located on this mature residential road. The property is presented to the market in good order with accommodation comprising; Entrance hallway, lounge, dining room, kitchen, three bedrooms and a family bathroom. Additional benefits including double glazing, gas heating, garden, garage and driveway parking. Viewing is highly recommended.

### Location:

Brookside Walk is a popular mature residential setting for families looking for close proximity to the town centre, popular schooling, good transport links, local parks and shops. This property is in a quiet cul-de-sac and faces on to generous park land which provides an excellent setting for families, and 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 into the generous hallway there are stairs ahead and a door leading to the lounge. The lounge is bright and airy allowing for plenty of furniture to be arranged and there is an under stairs storage cupboard, perfect for coats and shoes. An opening leads through to the good sized dining room which provides access to the pretty rear garden via the patio doors. Off the dining room is the spacious kitchen which is finished to a high standard and includes integrated white goods among it's positive features. There is a courtesy door to the side alleyway.





### First Floor:

The open landing provides access to the loft space, three bedrooms and family bathroom. The master bedroom is to the front includes a roomy built in wardrobes. There is a further double bedroom to the rear and an L-shaped single bedroom to the front which the current owners have customised a bed using space over the stairs. The space would also make a great study. The bathroom is furnished with a low level WC, vanity wash hand basin, panel bath with shower over.

### Outside:

To the front is a landscaped garden which is mostly laid to lawn, with a side gate leading to the rear garden. The rear garden is well maintained and includes a decking area perfect for entertaining and a neat artificial lawn where a range of furniture can be arranged. There is a courtesy door to the garage directly from the garden and a gate to the rear which leads to the driveway.

### Garage & Parking:

The garage is situated to the rear of the property and includes power and lighting. To the rear of the garage there is a driveway space for one car.



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: 898 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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