



Stanbridge Road  
, Leighton Buzzard, LU7 4QW

Offers In Excess Of £325,000



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QUARTERS

YOUR NEXT MOVE



# Stanbridge Road

, Leighton Buzzard, LU7 4QW

We are delighted to offer for sale this spacious and three bedroom semi-detached family home, situated on this ever popular road, within easy walking distance of local shops, amenities and sought after schooling. The property is presented to the market in need of modernisation and provides generous accommodation comprising: Entrance hall, lounge/dining room, kitchen/breakfast room, three bedrooms and a family bathroom. Additional benefits include gas heating, ample driveway parking, garage and generous south facing rear garden. Viewing is highly recommended.

### Location:

Stanbridge Road 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 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 the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Ground Floor:

Enter via the front door into a spacious hallway with stairs leading to the first floor and doors to the lounge/dining room and kitchen/breakfast room. The lounge/dining room runs front to rear, receiving plenty of light and featuring a bay window to the front aspect. A fireplace sits in the heart of the lounge area and there is further space for additional furniture. The dining area enjoys views of the rear garden, with doors leading out to a patio area, and there is ample space for a family sized dining table. The kitchen/breakfast is a lengthy room with a range of wall and base level units and spaces for appliances leading to an area suitable to site a breakfast table. There is also a courtesy door to the side.







**First Floor:**

The landing provides access to the bedrooms and bathroom, as well as loft access. The master bedroom sits facing the front aspect. It's a generous size and has built-in wardrobes to one wall. A further double bedroom sits to the rear and over looks the generous rear garden, with plenty of space for a variety of bedroom furniture. Bedroom three is a good sized single bedroom, which could also be used as a home office or dressing room, if desired. The bathroom comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

**Outside:**

To the front is a good sized driveway for multiple cars with a paved pathway with leads to a side gate and the front door. The generous rear garden is mostly laid to lawn, and there is plenty of shrubbery to the borders. A paved patio provides excellent space for entertaining. The garden enjoys plenty of sunlight throughout the day due to it's southerly aspect.

**Garage:**

Situated to the rear of the property, the garage is accessed via an up and over garage door. There is also power and lighting.



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



Garage

Ground Floor

First Floor

Total Area: 1075 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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