



Atterbury Avenue  
, Leighton Buzzard, LU7 3LE

Price £375,000



QUARTERS  
YOUR NEXT MOVE



# Atterbury Avenue

, Leighton Buzzard, LU7 3LE

Quarters are delighted to offer for sale this three bedroom semi-detached family home located in this popular road which falls within catchment for sought after schooling. The property is presented to the market in good order and provides accommodation comprising: Entrance hallway, kitchen, dining room, lounge, three bedrooms and a bathroom. Additional benefits include double glazing (where stated), gas heating, generous landscaped rear garden, garage and driveway parking. Viewing is highly recommended.

### Location:

Atterbury Avenue remains an exceptionally popular location of generous family homes set back from the road. The property is within easy walking distance of sought after schooling for all ages, local shops and amenities, and the historic Market Town Centre, with its many shops, restaurants and other amenities. 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.

### Entrance Hall:

Enter via glazed front door. Single panel radiator. Cupboard under stairs. Doors to lounge & kitchen.

### Kitchen:

11'7" x 9'0" (3.53 x 2.74)  
Double glazed window to front aspect. Double glazed door to side. Single panel radiator. Recessed lighting. Fitted kitchen comprising: One and a half bowl stainless steel sink with cupboard under. Further range of wall and base level units with roll edged work surface over. Space for fridge freezer, washing machine and cooker with hood over. Tiling to water sensitive areas. Coving to ceiling. Opening to:

### Dining Room:

9'9" x 9'0" (Max) (2.97 x 2.74 (Max))  
Double glazed window to rear aspect. Single panel radiator. Coving to ceiling. Telephone point. Door to:

### Lounge:

15'8" x 11'3" (4.78 x 3.43)  
Double glazed sliding doors to garden. Double panel radiator. Fireplace. Coving to ceiling. Television point.

### First Floor:







**Landing:**

**Master Bedroom:**

12'5" x 10'2" (3.78 x 3.10)  
Double glazed window to rear aspect. Single panel radiator.

**Bedroom Two:**

12'6" x 7'11" (3.81 x 2.41)  
Double glazed window to rear aspect. Single panel radiator.

**Bedroom Three:**

8'11" x 7'10" (2.72 x 2.39)  
Double glazed window to front aspect. Single panel radiator. Built in wardrobes.

**Bathroom:**

Double glazed window to front aspect. Single panel radiator. Fitted suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to water sensitive areas.

**Outside:**

**Front:**

Laid to lawn with mature shrub borders. Path to front door with porch over. Driveway parking leading to garage. Access to rear.

**Rear Garden:**

Landscaped rear garden with paved patio area and remainder laid mainly to lawn with mature shrub borders.

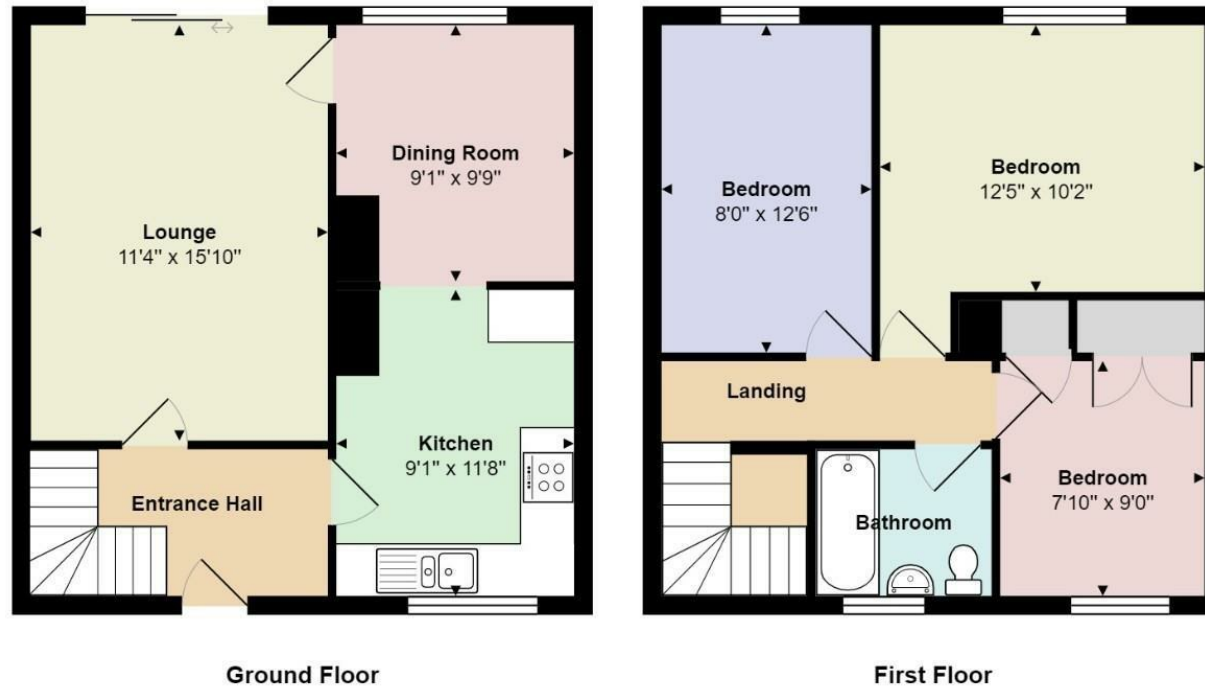
**Garage:**

Access via up and over garage door.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and finishes 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: 905 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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