



Kingfisher Drive
, Leighton Buzzard, LU7 4SG

Price **£450,000**

4 3 2 C

A row of four icons: a bed icon with the number 4, a shower icon with the number 3, a sofa icon with the number 2, and a conservatory icon with the letter C.

 **QUARTERS**
YOUR NEXT MOVE

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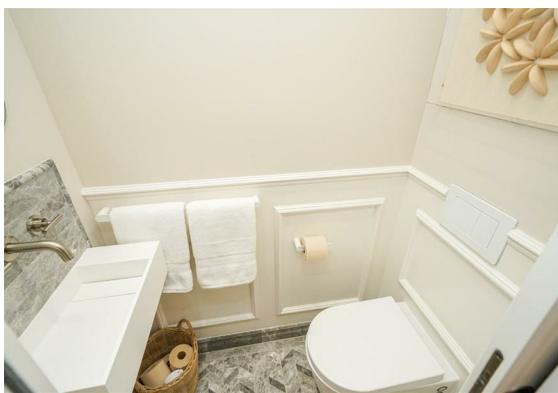
We are delighted to offer for sale with no upper chain this stunning four bedroom townhouse located in this popular setting within walking distance to a range of parks and local amenities, including Astral Park & Astral Lake. The property has been renovated to an exceptional standard throughout and provides spacious accommodation comprising: Entrance Hall, dining room/bedroom, cloakroom/WC, refitted kitchen/breakfast room, landing with utility area, lounge, three further bedrooms (two with refitted ensuites) and a refitted family bathroom. Additional benefits include rewired electrics, gas central heating, double glazing, low maintenance landscaped rear garden and driveway parking for two cars with electric vehicle charging point. Viewing is highly recommended.

Location:

The highly desirable location of Kingfisher Drive lies a short walk from the picturesque Astral Lake in the popular residential development of Sandhills. This location enjoys a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and is within walking distance of sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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 a double glazed composite front door into the welcoming hallway. The hallway provides the first glimpse of the stunning finish throughout this property, with porcelain tile floor and fitted entrance mat among the charming features. There is a built-in storage cupboard suitable for tidy storage of coats and shoes, plus stairs leading to the first floor. At the end of the hallway, a door leads into the kitchen/breakfast room, whilst off to the left is an opening I to the generous formal dining room/ground floor bedroom. A bay fronted window introduces plenty of light, and the vendors have fitted a bench seat neatly into the bay. There is plenty of space for a dining table, and neatly tucked into one corner is a refitted cloakroom/WC. This property is all about the outstanding finish, and the kitchen/breakfast room doesn't disappoint. The kitchen has been refitted with a stylish range of wall and base level units with gold coloured fittings complementing the light cupboards and work surfaces. There are integrated appliances including a dishwasher, fridge, freezer, oven, wine cooler and hob with filter hood over. The island unit all features a breakfast bar, and a double glazed doors leads into the rear garden.





First Floor:

The stairs arrive at the first floor landing which provides doors to the lounge, bedroom/snug and family bathroom. There is also a built-in airing cupboard, and at one end of the landing, the vendors have installed a modern utility area, with space and plumbing for a washing machine and tumble dryer, plus a drying rack and integrated ironing board. The lounge faces the front aspect, and provides plenty of space for a range of living room furniture and a desk, if desired. The bedroom/snug features a Juliet balcony and a built-in wardrobe. The family bathroom has been refitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over. Complimentary tiling and an integrated mirror finish the room nicely.

Second Floor:

The second floor is home to two generous double bedrooms, each with an ensuite. The rear facing bedroom features fitted wardrobes to one wall, and the ensuite has been refitted with a low level WC, vanity wash hand basin and walk-in shower cubicle, with stunning tiling providing an excellent finish. The front facing bedroom makes for an excellent guest room, with built-in wardrobes to one wall and an ensuite refitted with a fashionable three piece suite comprising of a low level WC, vanity wash hand basin and walk-in shower cubicle.

Outside:

To the front of the property is a path leading to the front door with neat borders. The rear garden has been thoughtfully landscaped with generous paved and shingled patio areas suitable for a variety of garden furniture. The garden is enclosed by panel fencing and neatly bordered. Gates open to the rear parking area, which features two side-by-side parking spaces. There is also an electric vehicle charging point.



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: 1331 ft²

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk