



Kingfisher Drive
, Leighton Buzzard, LU7 4SG

Offers In Excess Of £325,000

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 **QUARTERS**
YOUR NEXT MOVE

Kingfisher Drive

, Leighton Buzzard, LU7 4SG

We are delighted to offer for sale with no upper chain this three bedroom end of terrace family home located on this popular modern development. The property is present to the market in excellent order, and provides spacious accommodation comprising: Entrance hallway, cloakroom/WC, kitchen, lounge/dining room, three bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, garden, garage and driveway parking. 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:

The hallway provides stairs leading to the first floor, and the are doors to the cloakroom/WC, kitchen & lounge/dining room. The cloakroom/WC is conveniently situated close to the front door. The kitchen also faces the front aspect, and is fitted with a modern range of wall and base level units and a variety of integrated appliances plus space for a fridge freezer. The lounge/dining room spans the width of the property, allowing for a range of living room furniture, and enjoys pleasant views of the rear garden via double glazed doors.





First Floor:

The first floor features a central landing. There is a good sized double bedroom facing the rear aspect, a generous single bedroom to the front, and between this is a family bathroom which has been fitted with a white three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath. A door from the main landing area leads to a stairwell that connects to the second floor.

Second Floor:

The second floor is home to the master bedroom with ensuite shower room. The bedroom is well proportioned, allowing for a variety of furniture, and there are also good sized fitted wardrobes. The ensuite shower room is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and shower cubicle.

Outside:

To the front of the property is a path extending to the front door flanked by neat shrubbery. The landscaped rear garden features a decked patio area accessible directly from the lounge/dining room, with the remainder laid mainly to lawn and enclosed by panel fencing.

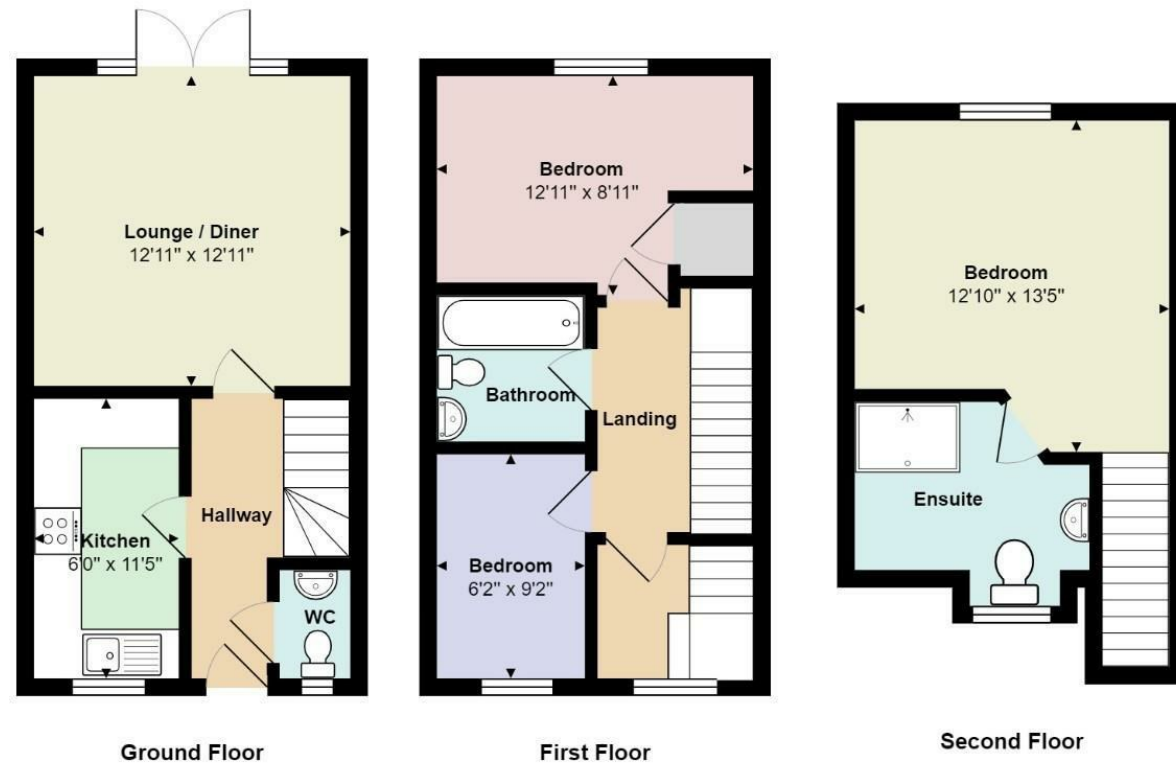
Garage & Parking:

The property comes with a garage located in a nearby block, as well as an allocated parking space.



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: 888 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