



Danes Way  
, Leighton Buzzard, LU7 3NH

Price £365,000

5 2 2 D

A row of four icons: a bed icon, a shower icon, a sofa icon, and a staircase icon. Each icon is followed by a number: 5, 2, 2, and D respectively.

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## Danes Way

, Leighton Buzzard, LU7 3NH

We are delighted to offer for sale with no upper chain this extended four/five bedroom detached family home located in this mature residential setting and within catchment of popular schooling. The property is presented to the market in good order, although in need of some modernisation. The spacious accommodation comprising: Entrance hall, shower room, lounge, dining room, kitchen and a ground floor bedroom/family room, with four bedrooms and a family bathroom on the first floor. Additional benefits include double glazing, gas heating, private rear garden, driveway parking and a garage. Viewing is highly recommended.

### Location:

Danes Way is situated off the popular Hockliffe Road area and remains a great location for families looking for sought after schooling, good transport links, local parks and shops, whilst remaining walking distance of the historic Market Town Centre. The town centre provides a range of shops, restaurants and bars, as well as the regular market. 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 the hallway which provides access to the kitchen, shower room, lounge and first floor via the stairs. The extended shower room comprises of a low level WC, vanity hand wash basin and shower. The kitchen is to the front and has a range of wall and base line units. There is space for various white goods with an integrated oven. The dining room is off the kitchen and enjoys views of the rear garden, a table and chairs can fit nicely in the room. Off the dining room is the generous lounge which an ambiance of light can flow through thanks to the full size double glazed window. The ground floor double bedroom/family room was put in by the current owners and benefits from fitted wardrobes. A patio door provides access to the rear garden.

### First Floor:

The landing provides access to all four bedrooms, bathroom and the loft. The master bedroom is to the rear and a range of furniture can easily be placed to suit all needs. A further double bedroom with fitted wardrobes is to the rear. A generous bedroom with fitted wardrobes is to the front and a range of furniture can be added. A further bedroom/study is to the front and is a bright and airy space which is perfect for a work from home set up or single bedroom. The family bathroom comprises of a low level WC, vanity hand wash basin and bath with panel over

### Outside:

To the front is mostly laid to lawn with mature shrubs and borders. A paved path leads to the front door. A paved driveway provides parking for multiple cars with a garage. The rear garden wraps around the property, it is mostly laid to lawn with a paved path leading to the side gate.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 1276 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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