



Billington Road  
, Leighton Buzzard, LU7 4TG

Price **£650,000**

4 2 2 D

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

 **QUARTERS**  
YOUR NEXT MOVE

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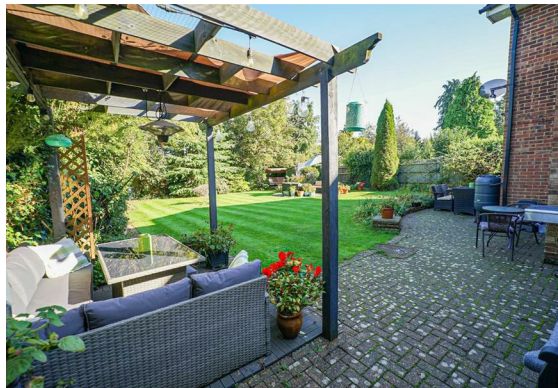
Presented to the market, for sale this detached home situated on a generous plot within walking distance of the town centre and a host of local amenities. The property is presented to the market in excellent order with accommodation comprising: Entrance hall, cloakroom/WC, lounge, kitchen, dining room, utility room, four bedrooms with an ensuite to master and a family bathroom. Additional benefits include double glazing, ample driveway parking for multiple cars, stunning and private landscaped garden with potential to extend (STPP) and a double garage. Viewing is highly recommended.

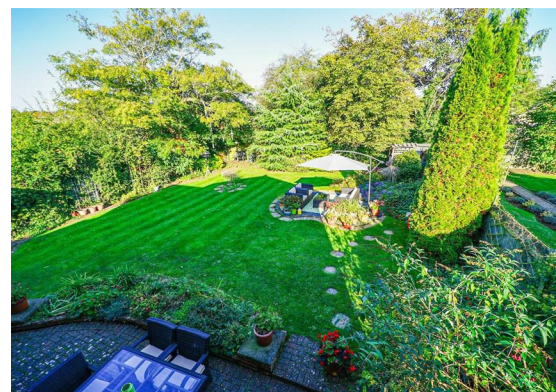
### Location:

Billington Road is situated within walking distance of the historic market town centre, which provides a range of shops, restaurants and bars, as well as the regular market. The property is also 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.

### Ground Floor:

Enter via the front door into the stunning bright and airy hallway which provides access to the cloakroom/WC, lounge, utility room and first floor via the stairs. There is a generous built in cupboard under the stairs which is perfect for hanging coats. The cloakroom/WC comprises of a low level WC and vanity hand wash basin. The lounge is approx 17ft and has a feature fireplace in the heart of the room which provides a cosy feel. Dual aspect windows to the front allow an abundance of light to flow through. Through the arch way is the dining room, there is bi fold doors which provide views of the beautiful rear garden. Off the dining room and centrally located is the kitchen which has a range of wall and base line units. There is space for various white goods and a breakfast bar which is ideal for a quick bite to eat. Off the kitchen is the utility room which provides further access to the rear garden, there is also plenty of space for a range of white goods.





### First Floor:

The spacious first floor landing provides a bright and airy welcome, with doors leading to the bedrooms and family bathroom. The master bedroom is a good sized double bedroom with an ensuite shower room, its stylishly refitted with a three piece suite comprising of a low level WC, vanity wash hand basin, and shower cubicle, with tiling complimenting the modern fittings. There is a double bedroom with a fitted wardrobe, which enjoys views of the rear garden. Whilst bedroom three is a generous double and the fourth is a good sized bedroom/study which compliments the property into an excellent family home. The family bathroom has been refitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and a bath with shower over.

### Outside:

To the front of the property is an expansive block paved driveway with parking for multiple cars. Some neat bedding provides some character, with hedgerow to the border giving some privacy. A paved patio spans the rear of the property, with the remainder mostly laid to lawn ensuring the garden can be enjoyed at all times of the year. Raised bedding to the borders is filled with a wealth of flowers and shrubbery, and the garden is noticeably private, enclosed by hedges and panel fencing. The double garage can be accessed via the up and over door to the front or a curtsey door from the garage, there is power and light.



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: 1569 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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