



Church Road

Slapton, Leighton Buzzard, LU7 9BY

Price £325,000



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Presented to the market for sale, with no upper chain this three semi-detached bungalow, situated in a small cul de sac, in this popular Buckinghamshire village. The property is presented to the market in need of modernisation and has versatile accommodation comprising: Hallway, living room, dining room, kitchen, utility/shower room, three double bedrooms and family double bathroom. Additional benefits include double glazing, electric heating, garage, ample driveway parking and a generous rear garden with potential to extend (STPP). Viewing is highly recommended to appreciate this spacious and potential.

Location:

The Buckinghamshire village of Slapton is situated between the popular market towns of Leighton Buzzard and Tring. Within the village there is a 13th century Holy Cross Church, Bury Farm Equestrian Centre as well as the village hall and recreation ground. A variety of public footpaths provide excellent walks around the surrounding countryside, one leading directly onto the Two Ridges Link. Slapton falls within sought after school catchment including Cheddington Combined School and the highly sought after Aylesbury Grammar schools, as well as the increasingly popular Cottesloe School. The village is approximately four miles from Leighton Buzzard mainline station which provides trains to London Euston in as little as 30 minutes.





Layout:

Enter via the front door into a welcoming hallway with doors to both bedrooms, dining/living room and family bathroom. Both bedrooms enjoy views of the rear garden, with the larger double bedroom providing access to the garden through the patio doors. The family bathroom comprises of a low level WC, vanity hand wash basin and panel bath with shower over. Off the hallway is the generous dining room/lounge. This space is versatile and can accommodate a range of furniture easily, with dual aspect windows which allow views to the front. There are further doors that lead to a bedroom and the kitchen. The bedroom is a good size and benefits from a fitted wardrobe, there is also a cupboard which holds the water tank. The kitchen has a range of wall and base line units, there is tiling to water sensitive areas and space for white goods. Off the kitchen is the utility/shower room, its a great space to add additional white goods. There is further access to the rear garden via the door.

Outside:

To the front of the property is a generous paved driveway which extends to the front door and garage, there is parking for multiple cars. There is a side gate which provides access to the rear garden. To the rear is two paved patio areas which surround the property. The remainder is laid to lawn and due its generous size is perfect for extending (STPP). There is raised flower beds surrounding the lawn and behind the garage is a greenhouse which is perfect for growing your favourite vegetables.

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: 916 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.

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