



Greenhill

Leighton Buzzard, LU7 3AE

Guide Price £600,000



QUARTERS
YOUR NEXT MOVE

Greenhill

, Leighton Buzzard, LU7 3AE

We are delighted to offer for sale this rare to the market individual detached family home, situated on a generous plot in this highly sought after road. the property has been extended over the years, and offers spacious and versatile accommodation comprising: Entrance hallway, inner hall, lounge, kitchen/breakfast room, dining room, two ground floor bedrooms, family bathroom and a first floor bedroom with ensuite WC. Additional benefits include ample storage, garage, driveway parking and a generous mature rear garden. Viewing is highly recommended.

Location:

Greenhill remains one of Leighton Buzzard's most popular locations, providing a range of generous bungalows and family homes. Its central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.4 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. 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. 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 front door into the entrance hallway which extends to a central inner hall, where there are doors to the lounge, kitchen/breakfast room, ground floor bedrooms and family bathroom. The lounge is well proportioned, giving ample space for a variety of living room furniture, with a fireplace to the centre providing a focal point. There is also a good sized understairs cupboard built into one corner. The kitchen/breakfast room is fitted with a range of wall and base level units with roll edged work surface over, and there are spaces for a variety of appliances plus a built-in storage cupboard. There is space to the centre of the room for a breakfast table, and doors to the garden and dining room. The dining room features dual aspect windows, and there is ample room for a family sized dining table, plus access to a stairwell leading to the first floor. There are two ground floor bedrooms. To the front of the property is a generous double room with plenty of space for a variety of furniture, and a rear facing double bedroom with fitted wardrobes, which is currently used as a study. The family bathroom is fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and quadrant shower cubicle, with tiling to water sensitive areas.





First Floor:

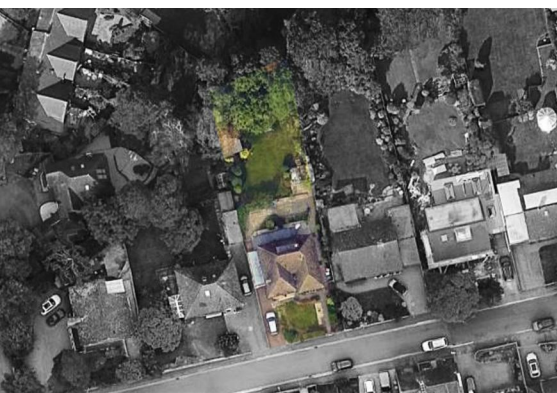
To the first floor a good sized double bedroom, with a lengthy rear facing dormer window an excellent inclusion. There is plenty of space for furniture, and the room also benefits from an ensuite WC. There is a built-in wardrobe to one corner. From the stairwell is access to eaves storage space, whilst through the ensuite WC, a door opens to the loft space.

Outside:

To the front of the property is a garden laid mainly to lawn with an array of shrubbery to the borders. A path leads around the edge to the front door plus gated rear access, and there is also a double length block paved driveway which extends to the garage. The mature rear garden features a large patio area off the rear of the property, which provides an excellent space for entertaining. The garden is noticeably wide, with a generous lawn surrounded by a variety of mature shrubbery.

Garage:

Access is granted via an automatic door, and there is power and lighting. The garage can accommodate a small car or motorbike, but is most likely suitable for storage or workshop 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: 1404 ft² (excluding eaves storage, loft)

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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