



Waterdell

Leighton Buzzard, LU7 3PH

Offers In Excess Of £340,000



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QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale this extended three bedroom semi-detached family home located in the highly sought after Brooklands area. The property is presented to the market in excellent order with bright and airy accommodation comprising: Entrance hall, lounge, 23ft refitted kitchen/dining room, bathroom and three bedrooms (master with ensuite cloakroom/WC). Additional benefits include double glazing, gas heating, generous rear garden, 34ft garage and driveway parking. Viewing is highly recommended. **VIEWINGS START FROM MONDAY 26TH MAY**

Location:

Waterdell is situated on the highly sought after Brooklands development and remains an exceptionally popular location for families looking for popular schooling, good transport links, local parks and shops, whilst remaining reasonably close to 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.

Ground Floor:

Enter via a UPVC door into the hallway, where there are stairs leading to the first floor and doors to the lounge, bathroom and kitchen/dining room. The lounge is well proportioned and provides plenty of space for a variety of living room furniture to be assembled around the focal point fireplace. The bathroom has been fitted with a three piece white suite comprising of a low level WC, pedestal wash hand basin and panel bath, and there is tiling to water sensitive areas. The kitchen/dining room is an impressive 23ft long, benefitting from a low level extension, and has been refitted with a fashionable range of wall and base level units with oak work surfaces over. There are spaces for a washing machine, dishwasher and fridge freezer, and integrated appliances include a double oven and induction hob with hood over. A courtesy door leads to the rear garden.

First Floor:

The first floor landing provides access to the three bedrooms. The master bedroom is a good sized double room, with plenty of space for a range of bedroom furniture. An ensuite cloakroom/WC sits to one corner. There are two further bedrooms which face the front aspect, making this a good choice for young families, first time buyers and people looking to downsize.





Outside:

To the front of the property is a block paved driveway leading to the front door plus gated rear access. To the side is a further driveway space extending to the garage. The rear garden features a paved patio area off the back of the kitchen, with a lawn continuing to the end of this generous garden, where there is a good sized timber storage shed.

Garage:

The vendors have installed an impressive garage spanning 34ft in length. The garage has been provided with electric supply, mains water and mains drainage. There is also a courtesy door to the side and window to the rear aspect.

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



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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