



Chamberlains Gardens  
Leighton Buzzard, LU7 3AP

Price £799,995



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# Chamberlains Gardens

Leighton Buzzard, LU7 3AP

We are delighted to offer for sale with complete upper chain this impressive and rare to the market four bedroom detached executive home, situated on a plot of 0.25 acres in one of Leighton Buzzard's most desirable roads, and just a short walk from sought after schooling. The property has been subject to extension and is presented to the market in superb decorative order, having been refurbished to an exceptional standard throughout by the current owners, offering expansive living accommodation comprising: Reception hall, refitted cloakroom/WC, lounge, stunning refitted German kitchen/dining room, utility room, four bedrooms (master with dressing room & refitted ensuite) and a refitted family bathroom. Additional benefits include double glazing, gas heating, landscaped gardens, garage and generous driveway parking for several cars. Viewing is highly recommended to appreciate the plot, setting and finish of this property.

## Location:

This property sits on an impressive plot of approximately 0.25 acres, at the end of the highly desirable cul-de-sac of Chamberlains Gardens. This is a leafy setting midway between the historic Market Town Centre of Leighton Buzzard, and the popular and desirable village of Heath & Reach. Nearby there are a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting, with the nearby village of Heath & Reach boasting numerous public houses and local shops. This property is situated in a good school catchment area, which ensures this area remains in high demand for those looking for a long term family home. There are plenty of 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:

The reception hall gives a warm welcome into this impressive family home, and the premium finish throughout is instantly apparent. There is an abundance of natural light due to the front and side aspect windows. Conveniently situated on the right is a refitted cloakroom/WC, and there are doors at the end of the hall to both the lounge and kitchen/dining room, plus stairs leading to the first floor. The lounge is an impressive size, with no shortage of space to accommodate a wealth of living room furniture. There are windows to dual aspects and two sets of double glazed sliding doors leading out to the rear patio, excellent for entertaining. A feature open fireplace provides a fine focal point. The kitchen/dining room is the heart of the home, and no expense has been spared to ensure that the kitchen is both fashionable and functional, in equal measure. The high-end German kitchen, supplied by Kuchenhaus, features a range of wall and base level units with ample work surface over. The kitchen boasts an abundance of storage, and integrated appliances include two dishwashers, tall fridge freezer, two ovens, two warming drawers, microwave oven, undercounter fridge and an induction hob with hood over. All appliances are manufactured by either Siemens or Neff. The dining area is an exceptional 25ft long room, currently home to a dining table seating 16 places, and there are double glazed French doors leading to the side. A wonderful tiled floor runs throughout the kitchen/dining room, and continues into the utility room, where there is space for a washing machine, tumble dryer fridge and freezer, plus a courtesy door through to the garage. The garage is accessed via an up and over garage door, and has been supplied with power and lighting.







#### First Floor:

The landing sits centrally and connects to the bedrooms and family bathroom. There is also a built-in airing cupboard and access to the loft. The master bedroom is accessed through a dressing room, which includes fitted wardrobes to match those within the bedroom. The main bedroom area receives plenty of light via dual aspect windows, and the room enjoys the use of an ensuite, which has been refitted with a modern white suite comprising of a low level WC, pedestal wash hand basin and shower cubicle. There are three further bedrooms, each including built-in wardrobes. A double bedroom faces the front aspect, whilst the rear facing double and single bedrooms have a pleasant outlook over the rear garden. The family bathroom has been refitted with a four piece suite comprising of a low level WC, pedestal wash hand basin, shower cubicle and corner bath tub.

#### Outside:

To the front of the property is an expansive driveway providing parking for approximately six cars, and extending to the garage and front door. There is a power supply for an electric vehicle charging point. The remainder of the front garden is laid mainly to lawn, with gated access through to the rear garden. The rear garden takes advantage of the larger than usual plot, and has been thoughtfully landscaped to extend the patio area across the rear of the property - a perfect and expansive spot for entertaining. Steps lead to a generous raised area which has been levelled to provide a generous even lawn space with a variety of mature trees and shrubbery. The garden enjoys plenty of sunlight throughout the day, befitting largely from its southerly 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



Approximate Area: 1893 ft² ... 175.9 m² (excluding garage)

Approximate Area of Garage: 123 ft² ... 11.4 m²

**Total Approximate Area: 2016 ft² ... 187.3 m²**

Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.  
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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## 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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