



Church Street

Leighton Buzzard, LU7 1BS

Price £399,995



QUARTERS  
YOUR NEXT MOVE



## Church Street

Leighton Buzzard, LU7 1BS

Quarters are delighted to offer for sale this deceptively spacious four bedroom family home, positioned in the heart of the desirable market town of Leighton Buzzard. The property is presented in superb decorative order throughout, with generous accommodation comprising: Entrance hallway, cloakroom/WC, updated kitchen/breakfast room, lounge/dining room, four bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, private parking for two cars and a westerly facing landscaped rear garden. Viewing is highly recommended to appreciate the space and presentation of this excellent home.

### Location:

The centrally located Church Street boasts a variety of period dwellings and a range of local businesses, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with its many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. There are excellent transport links locally with the A505 and A5 providing links by road to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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 welcoming entrance hallway, which features a tiled floor continuing through into the kitchen and cloakroom/WC, plus there is a door to the lounge and stairs leading to the first floor. The kitchen has been updated to provide a modern range of shaker style units with granite work surface over. Integrated appliances include a fridge freezer, dishwasher, washing machine, double oven and hob with hood over. The lounge/dining room spans the rear of the property, enjoying views to the garden. The room is bright and airy, providing plenty of space for a variety of living room and dining furniture, with double glazed French doors opening onto the decked patio.







#### First Floor:

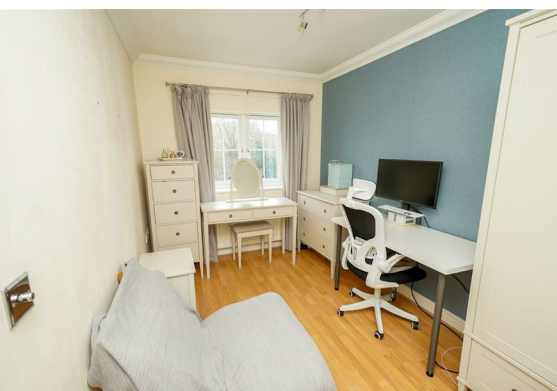
The landing features a built-in airing cupboard and provides doors to the two first floor bedrooms and family bathroom, plus there are stairs leading to the second floor. The master bedroom faces the rear aspect and is a bright and airy room with plenty of built-in wardrobe space, and room for a variety of bedroom furniture. The room enjoys use of an ensuite which is fitted with a low level WC, vanity wash hand basin and walk-in shower cubicle, with complementary tiling to water sensitive areas. The second bedroom is an excellent size with wood effect flooring underfoot and space for bedroom furniture. The family bathroom is well presented and fitted with a white suite comprising of a low level WC, pedestal wash hand basin and panel bath.

#### Second Floor:

The second floor landing leads to both top floor bedrooms. At the rear of the property is a good sized double room with two Velux windows introducing plenty of natural light. There are built-in and fitted wardrobes to one wall. The second top floor bedroom is L-shaped, with a dormar window facing the front aspect, and is currently used as a home office/gym.

#### Outside:

The rear garden has been thoughtfully landscaped to provide generous decked patio area extending from the back of the property. At the end of a neat path there is gated access out to the parking area. There is an area laid to a neat lawn to one side of the path, and on the other, a further slate area with an array of neat shrubbery, providing a nice feature. Tucked to one corner is a timber storage shed. To the rear of the garden are two allocated parking spaces.



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: 1236 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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