



Highfield Road
Leighton Buzzard, LU7 3LZ

Guide Price £375,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this three bedroom semi-detached family home located in this mature residential setting and within catchment of popular schooling. The property provides spacious accommodation comprising: Entrance hall, upstairs shower room, downstairs bathroom, lounge, dining room, kitchen, and three good sized bedrooms. Additional benefits include a generous garage, double glazed windows, gas central heating, mature garden, driveway parking for several cars and a car port. Viewing is highly recommended.

Location:

The Brooklands area of Leighton Buzzard has remained popular since its inception, providing generous family homes in a mature residential setting. The properties here benefit from numerous popular local schools within walking distance, as well as local shops and amenities. Furthermore the area remains within walking distance of the Market Town Centre, and Mainline Train Station, with trains to London Euston in as little as 30 minutes. The town also boasts excellent transport links by road, with the nearby A5 providing access to the nearby towns of Milton Keynes and Aylesbury, and Junction 11A of the M1 providing a route to London and beyond. 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 the door into a spacious hallway which provides access to the living room, kitchen/diner, downstairs bathroom, under stairs cupboard which houses the boiler, and first floor via the stairs. The living room is a generous size with a bay window allowing for ample light to flow through, there is ample space for a range of furniture. The kitchen/diner enjoys views of the rear garden. The dining area is a great space for entertaining with an archway which flows through to the kitchen. There is ample work surface space and a range of base and wall line units with patio doors which open out to the garden. The family bathroom comprises of a low level WC, vanity hand wash basin and panel bath.

First Floor:

The bright landing provides access to the first floor bedrooms and shower room. There are three generous bedrooms, which can all be used as double bedrooms. The master is to the front and an array of furniture can easily be assembled to suit all needs. Two further bedrooms enjoy views of the rear garden. The shower room completes the upstairs and comprises of a low level WC, vanity hand wash basin and shower, with tiling to water sensitive areas.

Outside:

To the front of the property is paved driveway extending to the front door and round to the car port. The private rear garden is well maintained and features paved patio areas which are perfect for summer entertaining, the remainder is mostly laid to lawn and mature shrubbery to the borders. There is a gate which leads through to provide access to the garage as well as the car port which features an electric door. Both the garage and car port provide ample parking and storage.



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: 1118 ft² (excluding carport)
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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