



Weston Avenue

Leighton Buzzard, LU7 4QY

Offers In Excess Of £300,000



QUARTERS  
YOUR NEXT MOVE



## Weston Avenue

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We are delighted to offer for sale with no upper chain this two double bedroom semi-detached family home, located in this popular residential setting, within walking distance of sought after schooling, local shops and amenities and the picturesque Pages Park. The property provides spacious accommodation with further potential to extend (STPP), and comprises: Entrance hallway, lounge, conservatory, 2oft kitchen/dining room, two generous double bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, generous south westerly facing rear garden and driveway parking. Viewing is highly recommended.

### Location:

Weston Avenue remains an exceptionally popular location for first time buyers and families looking for popular schooling, good transport links, local parks and shops, whilst remaining close to the historic market town centre. 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. 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 composite front door into the hallway, where there are stairs leading to the first floor with a cupboard under, and doors to the kitchen/dining room and lounge. The kitchen/dining room is exceptionally spacious, with the kitchen situated to the front of the property and fitted with a range of wall and base level units with roll edged work surface over. There is plenty of storage and spaces for a variety of appliances. The dining area is sat to the rear, which provides plenty of space for a family sized dining table, and there are pleasant views of the rear garden via double glazed doors. A door opens into the lounge, which is bright and airy and comfortably accommodates various living room furniture, and a fireplace provides a focal point. off the lounge is a conservatory, which is of brick base and double glazed construction and is an excellent addition to the house.

### First Floor:

The spacious landing provides access to the bedrooms and family bathroom plus there is a built-in airing cupboard. The two bedrooms are generous double rooms, noticeably larger than usual, with ample space for a wealth of bedroom furniture in each. The family bathroom is fitted with a three piece suite comprising of a low level WC, vanity wash hand basin, panel bath with shower over, and there is complimentary tiling to water sensitive areas.

### Outside:

To the front is a path leading to the front door, with shingled areas either side. There is also a double width driveway and gated access to the rear garden. The rear garden features a paved patio extending from the dining area and conservatory, with the remainder of the garden laid mainly to lawn and shrubbed borders.



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: 979 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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