



Aquila Road

Leighton Buzzard, LU7 3XD

Offers In Excess Of £425,000



QUARTERS
YOUR NEXT MOVE

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Offered for sale is this extended semi-detached family home, situated in this sought after road on the ever popular planets development, within walking distance of well regarded local schools and amenities. The property has been extended in 2021 and is presented to the market in immaculate order throughout, with spacious accommodation comprising: Entrance hall, 19ft lounge, stunning refitted kitchen/dining room, three generous first floor bedrooms, refitted family bathroom (2023) and a second floor with a further bedroom and separate WC. Additional benefits include double glazing, gas central heating (new boiler 2023), new electrical consumer unit (2023), landscaped rear garden, garage and driveway parking for three cars. Viewing is highly recommended.

Location:

Aquila Road is a highly sought after road on the Planets 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 composite front door into the hall, where there is space to hang coats and a door into the lounge. The lounge faces the front aspect and provides ample space for a variety of living room furniture, and there are doors opening to the kitchen/dining room. The kitchen/dining/room benefits largely from a rear extension, with three Velux windows set within a vaulted ceiling flooding the room with natural light. The kitchen has been refitted with a stylish modern range of wall and base level units, with an island to the centre providing further storage as well as a breakfast bar. There are integrated appliances plus spaces for a washing machine and fridge freezer. additionally, the vendors have incorporated a pantry and broom cupboard. One side of the room is utilised as a dining area, with plenty of space for a large dining table to be situated in front of the bifolding doors, connecting seamlessly with the rear garden for entertaining.





First Floor:

The first floor landing access to the three first floor bedrooms and family bathroom, as well as stairs leading to the second floor. The master bedroom is a good sized double room with fitted wardrobes and facing the rear aspect. There are two further bedrooms to the front, one a good sized double room and a single room, each with fitted wardrobes and space for additional furniture. The family bathroom has been refitted with a fashionable suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over and finished to a high standard with complimentary tiling to floor and walls.



Second Floor:

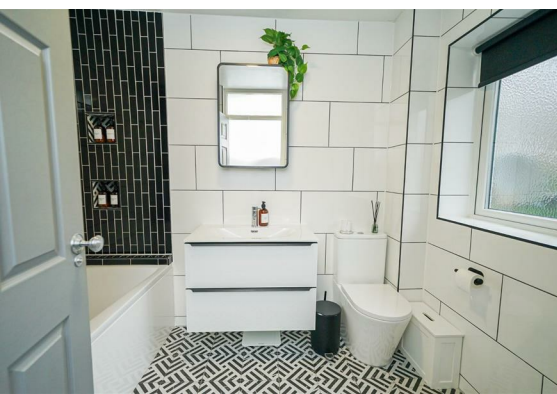
The stairwell receives plenty of light via a wonderful portal style window, and from the landing there are doors to the bedroom and separate WC. The bedroom includes dual aspect windows, bringing in plenty of light, and there is space for a variety of bedroom furniture.

Outside:

To the front of the property is a block paved driveway spanning the width of the property, providing parking for three cars and extending to the garage and front door. The rear garden includes paved patio areas off the back of the property, connecting with the kitchen/dining room via the bifolding doors. At the end of the garden is a further decked patio area and a timber shed, with the remainder laid mainly to lawn and enclosed by panel fencing.

Garage:

The garage door is accessed via an up and over garage door, and has been supplied with power and lighting.



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: 1315 ft²

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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