



Chamberlains Gardens
Leighton Buzzard, LU7 3AP

Guide Price £450,000



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QUARTERS
YOUR NEXT MOVE

Chamberlains Gardens

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*** VIEWINGS TO COMMENCE ON FRIDAY 7TH MARCH 2025 ***

We are delighted to offer for sale with no upper chain this three bedroom detached family home, situated on this ever popular leafy cul-de-sac off the prestigious Heath Road. The property is presented to the market in need of modernisation, with further potential to extend (STPP), providing spacious accommodation comprising: Entrance porch, hall, 2oft lounge, kitchen, utility room, dining room, cloakroom/WC, three bedrooms and a family bathroom. Additional benefits include gas heating, generous private rear garden, garage carport and driveway parking. Viewing is highly recommended.

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:

Enter into the porch, with the front door then opening into the hallway. On the right is a cloakroom/WC, and there are also doors to the lounge and kitchen, plus stairs leading to the first floor. The 2oft lounge runs front to rear, with the dual aspects introducing plenty of light. There are double glazed patio doors opening to the garden, and a door leads through to the dining room. The dining room has been extended, enjoying panoramic views of the garden, and there is ample space for a family dining table as well as comfortably accommodating a wealth of furniture. The kitchen is fitted with a range of wall and base level units, with spaces for various appliances. The room is open to the utility, where there is space and plumbing for a washing machine and tumble dryer, plus a courtesy door leads to the side.





First Floor:

The landing sits centrally on the first floor, providing access to the three bedrooms and family bathroom, as well as the loft space. The master bedroom is spread across the rear of the property, with ensuite facilities including a shower cubicle and wash hand basin. There is plenty of space for a variety of furniture. Bedrooms two and three are situated facing the front aspect. Bedroom two is a generous double room, and bedroom three is a lengthy single room, with built-in wardrobes situated to one end. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath.



Outside:

To the front of the property, a driveway extends to the garage, with a carport set to the side of the house, and there is a path leading to the first floor. The remainder is laid to lawn with an array of mature shrubbery to the borders. The rear garden is well proportioned, with a paved patio area across the rear of the property, and the remainder of the garden is laid mainly to lawn with shrubbery to the borders with a greenhouse centrally positioned. There is a bank to the rear of the property which can be rented for use at a cost of £50+VAT per annum.

Garage:

The garage is accessed via an up and over door, and there is also a courtesy door to the side. The garage is 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: 1427 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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