

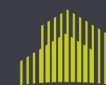


Weston Avenue

Leighton Buzzard, LU7 4QZ

Price £350,000

3 1 1 D

A row of four icons: a bed icon with the number 3, a shower icon with the number 1, a sofa icon with the number 1, and a staircase icon with the letter D.

QUARTERS

YOUR NEXT MOVE

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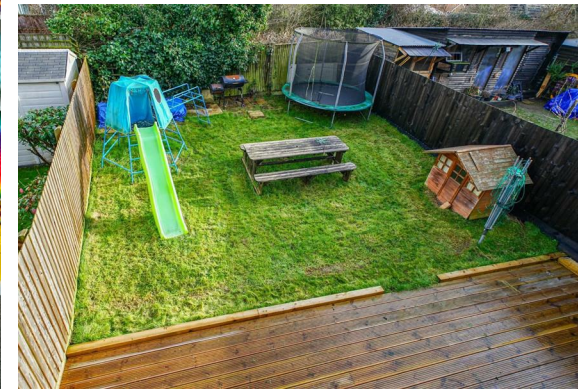
We are delighted to offer for sale this three bedroom semi-detached family home, located in this popular residential setting, within walking distance of sought after schooling, local shops and amenities and the picturesque Pages Park. The property provides spacious accommodation with further potential to extend (STPP), and comprises: Entrance hallway, lounge, 21ft kitchen/dining room, three bedrooms and a refitted family bathroom. Additional benefits include double glazing, gas heating, generous southerly 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 built-in storage cupboard under, and doors to the lounge and kitchen dining room. The lounge is bright and airy and comfortably accommodates a variety of living room furniture. Being situated to the rear, there are views out to the garden. The 21ft 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 integrated dishwasher, fridge freezer, double oven and hob with hood over plus space for a washing machine. The dining area is sat to the rear and provides plenty of space for a family sized dining table, and there are pleasant views of the rear garden via double glazed doors. Additionally a courtesy door leads to the side.





First Floor:

The spacious landing provides access to the bedrooms and family bathroom plus there is a built-in airing cupboard. There are two bedrooms to the rear, overlooking the garden, and each with ample space for a wealth of bedroom furniture and including built-in wardrobes. The third bedroom is a good sized single room, also inclusive of a built-in wardrobe. The family bathroom has been refitted with a four piece suite comprising of a low level WC, vanity wash hand basin, panel bath and separate shower cubicle, and the room is finished nicely with fashionable tiling to the floor and walls.

Outside:

To the front is a path leading to the front door, with a garden area laid to lawn with a centrally position mature tree. There is also a double width driveway and gated access to the rear garden. The rear garden features a decked patio extending from the dining area, with the remainder of the garden laid mainly to lawn and enclosed by panel fencing. The southerly aspect ensures that the garden receives plenty of sunlight throughout the day, and there is also a brick store.



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



Ground Floor

First Floor

Total Area: 917 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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