



Cutlers Way

Leighton Buzzard, LU7 3YR

Guide Price £365,000



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QUARTERS

YOUR NEXT MOVE

Cutlers Way

Leighton Buzzard, LU7 3YR

We are delighted to offer for sale this extended three bedroom end of terrace property, located in this popular cul-de-sac within walking distance of the town centre. The property provides spacious accommodation comprising: Entrance hall, lounge, kitchen, lobby, family room/bedroom, shower room, two first floor bedrooms and a further first floor bathroom. Additional benefits include low maintenance garden, gas heating, double glazing, privately owned solar panels and air conditioning. Viewing is highly recommended.

Location:

Cutlers Way is a popular location boasting a variety of attractive homes within a cul de sac location, it is easy walking distance of the Town Centre, which 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

Enter via the front door into a welcoming hallway which is perfect to store shoes and coats. It provides access to the lounge and first floor via the stairs. To the left is a good size lounge with an abundance of light flowing through, thanks to the generous window. There is a bonus cupboard underneath the stairs which is perfect for additional storage. A further door leads to the kitchen/diner. In the kitchen/diner is a range of base and wall line units, with integrated white goods and space for a washing machine. There is further ample space for a dining room table with a door leading to the inner hallway. A door in the inner hallway provides access to the rear garden. There is a door to the downstairs shower room to the right. The downstairs shower room comprises of low-level WC, Vanity hand wash basin and a generous shower unit. A further door leads to the bedroom/family room which enjoys views of the rear garden. There is a skylight which allows an abundance of light to throw through with an air-conditioning unit which is perfect for a summers day.





First Floor:

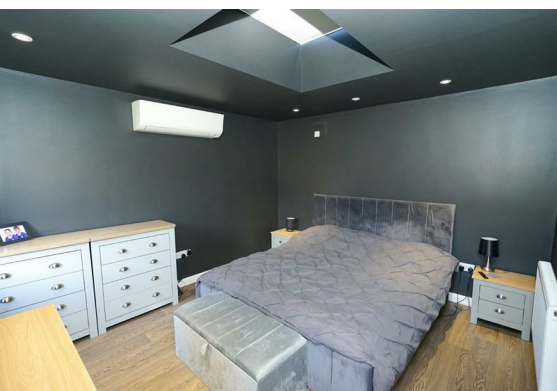
The landing provides access to both double bedrooms, loft and family bathroom. Both bedrooms are double bedrooms with the main bedroom to the front aspect. There is built-in fitted wardrobes and a further fitted cupboard providing excellent storage. There is also an air-conditioning unit. A further double bedroom is to the rear and enjoys views of the pretty rear garden, there is ample space for bedroom furniture to suit all needs. The stylish refitted bathroom comprises of a low-level WC, vanity hand wash basin and panel bath with shower over.

Outside:

To the front is a pebbled garden leading up to the front door with gated access to the side, this provides access to the rear garden. There is a small storage cupboard by the front door with shrubs and a paved pathway. The low maintenance rear garden is an ample size and perfect for a range of garden furniture to suit all needs. Furthermore to the side is space for shed and additional garden storage.

Solar Panels:

Solar Panels are privately owned.



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: 889 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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