



Byford Way
Leighton Buzzard, LU7 4NU

Price £399,995



3



2



1



C



QUARTERS
YOUR NEXT MOVE

Byford Way

Leighton Buzzard, LU7 4NU

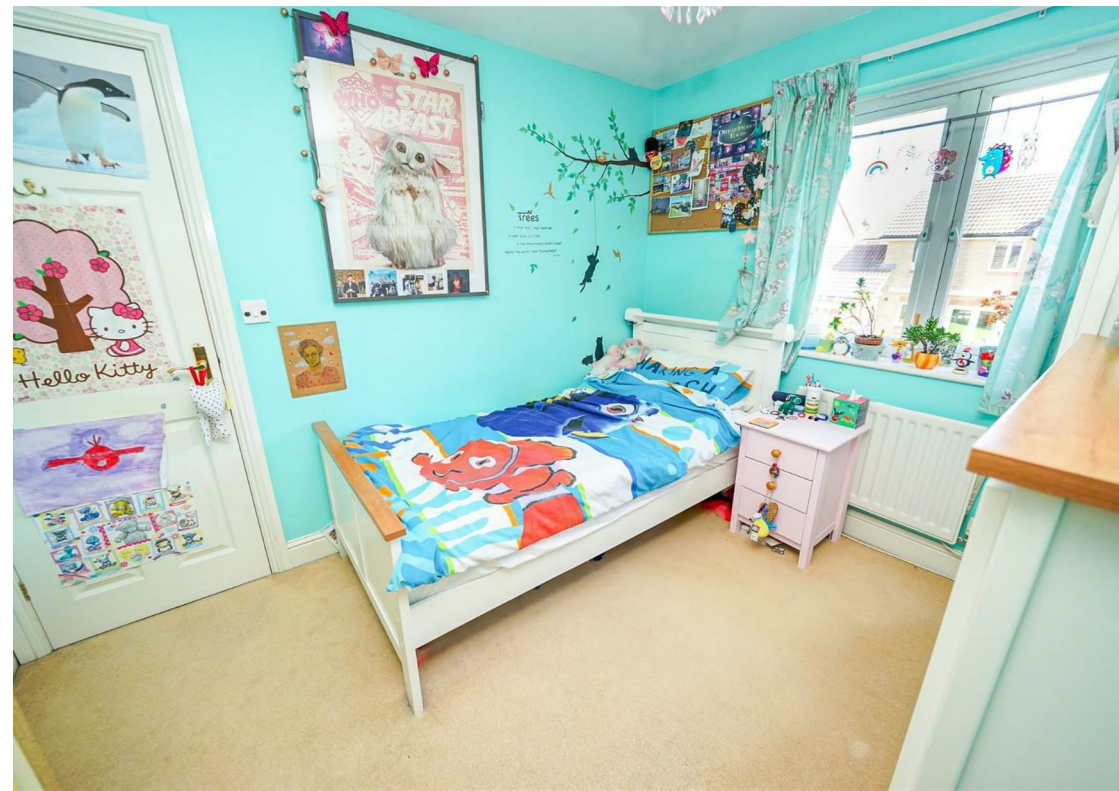
We are delighted to offer for sale this three bedroom detached family home located in the sought after area of Billington Park and just a short walk from Astral Park. The property provides spacious accommodation comprising; Entrance hallway, cloakroom/WC, lounge, kitchen, dining room, utility room, three bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, private rear garden, garage and driveway parking. Viewing is highly recommended.

Location:

Byford Way is situated on the ever popular Billington Park development which remains a sought after location for first time buyers and families looking for good schooling, transport links, local parks and shops, whilst remaining close to the historic market town centre. This property benefits from its close proximity to nearby Astral Park and walking distance to Astral Lake. It 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 Rushmore Country Park.

Ground Floor:

Enter via a composite front door into the hallway. Conveniently situated on the left is a cloakroom/WC. There is a door which leads to the living room. The 15ft living room faces the front aspect and provides plenty of space for a variety of living room furniture. There are stairs to the first floors. The archway leads through to the dining room, where an array of furniture can be arranged. The dining room also enjoys view of the pretty rear garden. Off the dining room is a door leads to the kitchen, which is fitted with a range of wall and base level units, there is ample space for white goods. Off the kitchen is the utility room, which has further base line units and space for further white goods. A curtsey door leads to the garage.





First Floor:

The first floor landing provides access to the three bedrooms and family bathroom. The master bedroom faces the front aspect and includes fitted wardrobes. The room also benefits from an ensuite shower room which has been refitted with a three piece suite comprising of a low level WC, wash hand basin and shower cubicle, with complimentary tiling providing a nice standard of finish. The two remaining bedrooms are well proportioned double bedrooms, one to the front and one to the rear. The family bathroom is a modern three piece suite comprising of a low level WC, vanity wash hand basin, panel bath with shower over with fashionable tiling to water sensitive areas.

Outside:

To the front is a paved pathway leading to the front door with borders either side. At the side of the property is a block paved driveway with an up and over door. To the rear of the property is a private landscaped garden with paved patio area, mature shrubs and the remainder laid mainly to lawn. There is space for garden furniture and a generous sized shed.



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: 1072 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk