



Almond Road

Leighton Buzzard, LU7 3UN

Offers In Excess Of £170,000



QUARTERS
YOUR NEXT MOVE

Almond Road

Leighton Buzzard, LU7 3UN

We are delighted to offer for sale this immaculately presented one bedroom first floor maisonette located in this popular mature residential setting, with a range of local conveniences within walking distance. The property is in excellent order throughout with accommodation comprising: Entrance hall, kitchen, lounge/dining room, bedroom and a bathroom. Additional benefits include low service charges, gas heating, and a garage with allocated parking adjacent. Viewing is highly recommended.

Location:

Almond Road is a popular mature residential setting for families looking for close proximity to popular schooling, good transport links, local parks and shops. The property sits adjacent to Clipstone Brook which provides a picturesque setting, and 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.





Layout:

Enter via the front door into the hallway, with stairs providing access to the property. A spacious landing provides access to the lounge/diner, kitchen, bedroom and bathroom. There are two generous storage cupboards, one of which houses the central heating boiler and includes space and plumbing for a washing machine, plus the landing also provides access to a private loft space. The lounge/diner is well proportioned, with ample space for a variety of furniture. The kitchen has been fitted with a range of base and wall level units with ample work surface and spaces for a fridge/freezer and cooker with hood over. The generous bedroom is bright and airy and can comfortably accommodate a wealth of furniture. The family bathroom completes the living accommodation and comprises of a low level WC, wash hand basin and panel bath with shower over, with the room finished nicely with complimentary tiling.

Garage & Parking:

The garage is accessed via an up and over door and is located next to the the property. Conveniently, there is both an electricity and water supply to the garage. Adjacent to the garage there is allocated parking.



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



Not Shown In Exact Location

Total Area: 668 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