



Brookside Walk

Leighton Buzzard, LU7 3LA

Price £340,000



3



1



1



D



QUARTERS

YOUR NEXT MOVE

Brookside Walk

Leighton Buzzard, LU7 3LA

We are delighted to offer for sale with no upper chain this semi-detached three bedroom family home located in a quiet spot on this mature residential road. The property is presented to the market in good order, with accommodation comprising; Entrance hallway, extended lounge, refitted kitchen/dining room, conservatory, three generous bedrooms and a refitted family bathroom. Additional benefits include gas central heating, double glazing, front and rear gardens, a garage and driveway parking. Viewing is highly recommended.

Location:

Brookside Walk is a popular mature residential setting for families looking for close proximity to the town centre, popular schooling, good transport links, local parks and shops. This property is in a quiet cul-de-sac and faces on to generous park land which provides an excellent setting for families, 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.

Ground Floor:

Enter via a composite front door into the entrance hallway, which provides enough space for coat and shoe storage, plus there are stairs leading to the first floor and a door into the lounge. A door leads to the generous bright and airy lounge with pleasant views out towards the brook, and there is plenty of room for a variety of living room furniture. A roomy storage cupboard is a good size for coats and shoes. An opening leads through to the kitchen/dining room, which has been refitted with a range of modern shaker style wall and base level units with ample work surface space. Appliances include an oven and four ring gas hob with hood over, microwave and dishwasher plus there are spaces for a washing machine and fridge freezer. Off the kitchen, is the dining area, which has ample space for a family sized dining table, there are double glazed doors leading into the conservatory.





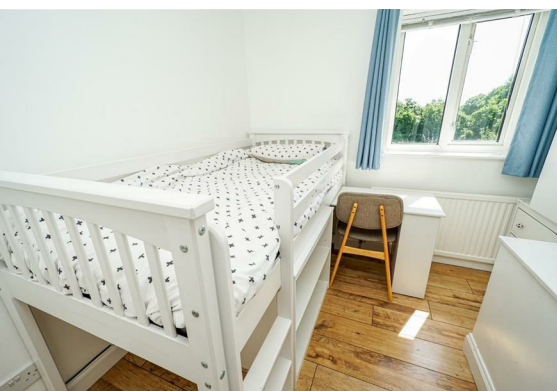
First Floor:

The first floor landing provides access to the bedrooms, bathroom and loft space. There are two double bedrooms, with the master bedroom including built-in wardrobes and overlooking the brook. The third bedroom also faces the front aspect and is a generous sized single bedroom. The family bathroom receives plenty of light via dual aspect windows, and has been refitted with a three piece white suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over. The room is finished nicely with complimentary tiling to the floor and walls.



Outside:

To the front of the property is a generous garden laid mainly to lawn with path leading to the front door, and there is a side gate which leads through to the rear garden and garage. The rear garden is mostly laid to lawn with paved patio area and decking which is enclosed by panel fencing, enjoying plenty of afternoon and evening sunlight. There is also gated access to the rear, where a driveway extends to the garage.



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: 1170 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