



Harcourt Close

Leighton Buzzard, LU7 2ST

Offers In Excess Of £400,000



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QUARTERS
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Harcourt Close

Leighton Buzzard, LU7 2ST

*** VIEWINGS TO COMMENCE SATURDAY 31ST MAY 2025 ***

Presented to the market for sale with no upper chain is this three bedroom semi-detached family home, located in this prestigious and highly regarded cul-de-sac, which is just a short walk from the mainline Train Station and falls within catchment of sought after schooling. The property is in need of some modernisation and provides excellent potential to extend (STTP), with accommodation comprising: Entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Additional benefits include double glazing, gas central heating, private southerly facing rear garden, garage and driveway parking for multiple cars. Viewing is highly recommended to appreciate the potential on offer.

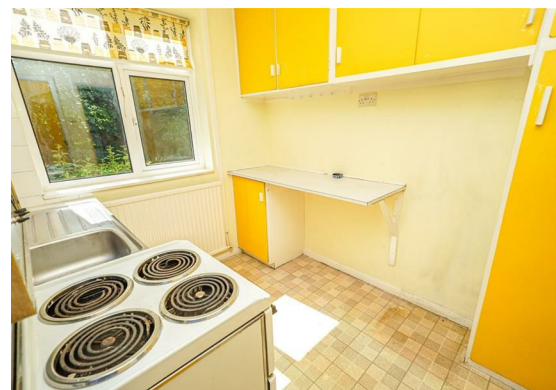
Location:

Highly sought after Harcourt Close is situated off the prestigious Stoke Road in Linslade, and boasts a range of well proportioned family homes within a leafy setting. With both the town centre and mainline train station just a short walk away, as well as being within popular school catchment, this location remains in high demand for people looking for a long term family home. 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. The Grand Union Canal can be access via a footpath from the rear garden of the property, with the canal providing a range of benefits including scenic walks and canal-side pubs.

Ground Floor:

Enter via the front door into a spacious hallway which provides access to the first floor via the stairs. There are doors to the lounge, dining room and kitchen. The generous lounge has a light and airy feel with a feature fireplace sitting in the heart of the room. There is a good size double glazed window providing views of the front garden and introducing plenty of natural light, plus there is ample space for a range of furniture. The dining room sits to the rear of the property, with a gas fireplace giving a cosy feel throughout the space. Dining room furniture can easily be arranged and furthermore there is a patio door which provides access to the garden. The kitchen completes the downstairs, with dual aspect windows allowing an abundance of light to flow through. There kitchen is fitted with a range of wall and base level units with spaces for a variety of appliances to suit all needs. Additional units could be accommodated, if required. Two further built-in cupboards provide excellent storage.



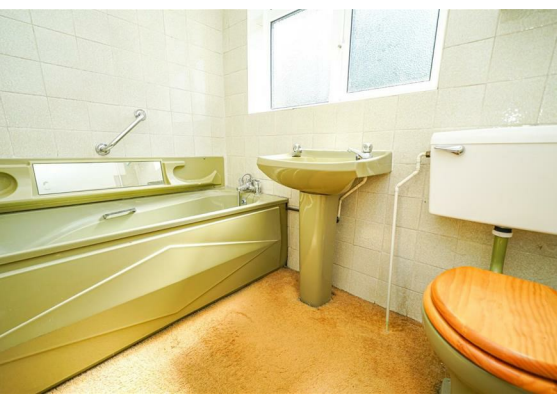
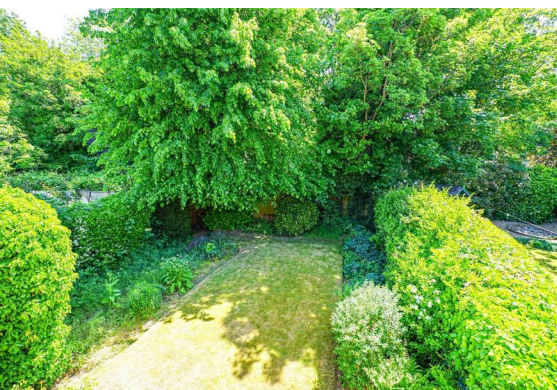


First Floor:

The landing provides access to all three bedrooms, family bathroom and loft space. A generous master bedroom faces the front aspect and provides ample space for a range of bedroom furniture to suit all needs. Adjacent to this is a single bedroom which would also make for an excellent study, if required. A further double bedroom sits to the rear of the property. A double glazed window provides views over the pretty rear garden and there is a built-in wardrobe and airing cupboard which provide ample storage.

Outside:

The generous driveway extends to the garage and provides ample off-street parking. There is a gate which leads through to the rear garden, with a paved path leading to the front door. The remainder is well kept and laid mostly to lawn with mature shrubbery to the borders. The private rear garden features a paved patio area which is perfect for summer entertaining. A generous lawn is surrounded by a wealth of mature shrubbery, with a variety of colours perfectly suited to this mature garden. The nearby Grand Union canal can easily be explored with a courtesy garden giving access to the rear.



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: 1062 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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