



Marley Fields

Leighton Buzzard, LU7 4WH

Price £489,995



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QUARTERS

YOUR NEXT MOVE

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Quarters are delighted to offer for sale this four bedroom detached family home, situated in a secluded cul-de-sac in this popular and charming road within walking distance of sought after schooling for all ages. The property is presented to the market in excellent order with spacious and versatile accommodation comprising: Entrance hall, lounge, refitted kitchen/dining room, sun room, family room, four bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, driveway parking for two cars and a landscaped rear garden which is not overlooked. Viewing is highly recommended.

Location:

Marley Fields remains an exceptionally popular location for families looking for popular schooling, good transport links, local parks and shops, whilst remaining close to the historic market town centre. The no through road further benefits from lying adjacent to playing fields, and boasts a variety of attractive properties with ample parking. 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:

The entrance hall with attractive tiled flooring provides access to both the family room and lounge, with stairs rising to the first floor. The family room, converted from the former garage, offers a versatile second reception space, ideal for a playroom, snug, or home office. It features wood-effect flooring and a roof light window, ensuring a bright and inviting atmosphere. The spacious lounge sits to the front of the property and is bathed in natural light via a large bay window. A charming wood burning stove creates a cosy focal point—perfect for relaxing evenings with family and friends. To the rear of the property, the kitchen/dining room is fitted with classic shaker-style units and enjoys an abundance of natural light. Integrated appliances include a dishwasher, double oven, and hob with extractor hood, with space provided for an American-style fridge freezer. A built-in storage cupboard adds convenience, while the generous dining area opens seamlessly into the sun room. The sun room features an insulated roof and French doors that open directly onto the rear garden, creating a beautiful indoor-outdoor living space ideal for entertaining or simply enjoying the garden views year-round. A separate utility room is accessed via the kitchen and includes a stainless steel sink with space for both washing machine and tumble dryer. Doors from the utility room lead to the rear garden, as well as to a ground floor cloakroom with WC and wash basin.





First Floor:

The first floor landing features a useful built-in storage cupboard and provides access to four bedrooms and the family bathroom. The master bedroom is a spacious and well-appointed double room with two built-in wardrobes and a private ensuite shower room, featuring modern fittings and a tiled finish. The second bedroom, located at the rear of the property, also benefits from a built-in wardrobe. Across the landing is the well proportioned third bedroom and the fourth bedroom, ideal as a nursery, guest room, or home study.

Outside:

To the front of the property is a neatly maintained lawned garden, set alongside a block-paved driveway providing off-road parking for two vehicles. The rear garden is a particular highlight of this home, offering a high degree of privacy and not being overlooked. It is attractively arranged with paved patio areas, a central lawn, and an array of mature shrubbery and planting, creating an ideal setting for outdoor entertaining and family enjoyment.



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: 1237 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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