



Bushell Close

Leighton Buzzard, LU7 4TQ

Price £350,000



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## Bushell Close

Leighton Buzzard, LU7 4TQ

Offered for sale is this spacious three bedroom family home located on this highly sought after modern development. The property sits in an enviable setback position, providing bright and airy accommodation comprising: Entrance hallway, cloakroom/WC, kitchen, lounge/dining room, conservatory, three bedrooms (master with refitted ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, private rear garden, garage and allocated parking. Viewing is highly recommended.

### Location:

Bushell Close lies a short walk from the picturesque Astral Lake in the thoughtfully planned residential development of Sandhills. This location enjoys a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and is within walking distance of the town centre, sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Ground Floor:

Enter via double glazed front door into the hallway. Conveniently positioned on the left is a cloakroom/WC and there are doors to the kitchen and lounge/dining room. The tiled floor continues through to the kitchen, and there are stairs which lead to the first floor. The bright and airy kitchen has a front facing aspect and is fitted with a range of wall and base level units. There is ample work surface and spaces for numerous appliances. The lounge/diner sits across the rear of the property and provides plenty of space for a variety of living room furniture and a family dining table. There are double glazed doors which lead into the conservatory which adds to the generous living accommodation.







### First Floor:

The landing provides access to two of the bedrooms and the family bathroom. A good sized double bedroom faces the rear aspect and benefits from built-in wardrobes. A bright and airy bedroom faces the front aspect of the property and would make a larger sized single, and could also be used as a home office, if desired. The family bathroom has been refitted with a three piece suite comprising of a low level WC, , vanity unit wash basin and panel bath with shower over, with complimentary tiling providing a fine finish. There are stairs leading to the second floor.

### Second Floor:

The stairs arrive at a small landing with a good sized built-in cupboard. A door opens into the generous top floor master bedroom, which benefits from having ample space for a range of bedroom furniture as well as fitted wardrobes, and a door to the ensuite shower room. The ensuite has been refitted with a low level WC, vanity wash basin and walk in shower cubicle, with fashionable tiling to the walls and floor.

### Outside:

The front of the property features a low maintenance shingled garden, with a paved leading to the front door. The private rear garden enjoys paved patio areas with a central paved pathway flanked by lawn either side. There is a garage situated nearby with parking to the front.



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



## 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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