



Harrow Road

Leighton Buzzard, LU7 4UG

Offers In Excess Of £450,000



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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this four bedroom link detached family home located on this sought after road and walking distance to the town centre. The property is presented to the market in good decorative order with accommodation comprising: Entrance porch, cloakroom/WC, dining room, kitchen/breakfast room, cellar/study, utility room, 23ft lounge with wood burning stove, four generous bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, private south facing rear garden, garage and driveway parking for up to three cars. Viewing is highly recommended.

Location:

The popular mature residential setting of Harrow Road is conveniently situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. This location 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.

Ground Floor:

Enter via the property to the entrance porch which provides access to the cloak room/WC and kitchen/dining room. The generous kitchen/breakfast room forms the heart of the home. Arranged with a range of units and work surfaces, there is space for a dining room table which is perfect for a quick bite to eat. The generous window allows for an abundance of light to flow through. The dining room provides ample space for family dining, this room is ideal for everyday living and entertaining alike. There is stairs to the lower ground floor and first floor.





Lower Ground Floor:

The lower ground offers a useful study and utility area, providing excellent versatility as a home office, hobbies room or additional storage space, perfectly complementing modern lifestyles. There is a door from the utility room to the garage which provides an access door to the garden.

First Floor:

The split level design leads up to a bright and airy lounge which enjoys views across the garden. Patio doors open directly onto the rear garden, creating a wonderful flow between indoor and outdoor living. There is ample space for a range of furniture to suit all needs with a wood burning stove in the heart of the room.

Second Floor:

The landing continues with four well proportioned bedrooms arranged across the upper levels, including a generous master bedroom and three further rooms which offer flexibility for family, guests or home working. These are served by a family bathroom fitted with a three-piece suite including bath with shower over, wash hand basin and WC.



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: 1718 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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