



## Green Close

Stanbridge Leighton Buzzard, LU7 9JL

Price **£550,000**



**QUARTERS**

YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this extended four bedroom detached family home located in the highly sought after village of Stanbridge. The property is presented to the market in excellent order and provides spacious and versatile accommodation, including a 24ft dual aspect lounge, extended dining/family room, kitchen, cloakroom/WC, four generous bedrooms and a refitted shower room. Additional benefits include a double garage, driveway parking and a beautifully landscaped westerly facing rear garden.

### Location:

Green Close is a small cul-de-sac positioned in the popular Bedfordshire village of Stanbridge. Surrounded by open countryside, the village retains a peaceful rural charm, yet is conveniently located within a short drive of Leighton Buzzard town centre and mainline train station, providing direct services to London Euston. The village also benefits from a well-regarded local pub and excellent access to walking and cycling routes, including nearby footpaths and bridleways.

### Ground Floor:

The accommodation begins with a central entrance hall which is both spacious and welcoming, featuring two built-in storage cupboards and stairs rising to the first floor. Conveniently positioned to the right is a cloakroom/WC. The hall also provides access to the principal reception rooms, including a dual aspect 24ft lounge which offers a wealth of space for a variety of furniture, with French doors opening directly to the rear garden. A further door leads through to the extended dining/family room, a versatile space ideal for entertaining or relaxing, which also enjoys views across the garden. The kitchen is fitted with a range of wall and base level units, with ample space for a variety of appliances. A well-placed sink enjoys garden views, and courtesy doors provide access to both the garden and the adjoining double garage, which is supplied with power and lighting and offers excellent potential for conversion (STPP).





### First Floor:

The first floor continues to impress, with a generous central landing giving access to four well-proportioned bedrooms. To the front aspect, two double bedrooms include fitted wardrobes, providing both practicality and space for additional furnishings. The rear-facing bedrooms enjoy delightful views across the landscaped garden, creating a peaceful outlook to wake up to each morning. The master bedroom in particular provides ample space for a variety of bedroom furniture, while the remaining rooms are equally versatile, lending themselves to use as children's bedrooms, guest rooms or even a home office if desired. The family shower room has been refitted with a modern three piece suite comprising a low level WC, wash hand basin and shower cubicle, complemented by contemporary tiling.

### Outside:

Externally, the property continues to impress. To the front, a block-paved driveway extends to the garage and front door, complemented by neat stone landscaping and feature shrubbery. The rear garden has been beautifully landscaped and provides a tranquil retreat, thoughtfully designed to maximise enjoyment of its westerly aspect. Two paved patio areas are perfectly positioned for outdoor dining or evening relaxation, while raised beds and mature planting create year-round colour and privacy. A wealth of established shrubbery enhances the sense of seclusion, making this a truly special space for family life or entertaining.



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: 1781 ft<sup>2</sup>

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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