



Sandpiper Way

Leighton Buzzard, LU7 4SS

Price £375,000



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QUARTERS

YOUR NEXT MOVE

Sandpiper Way

Leighton Buzzard, LU7 4SS

*** VIEWINGS TO COMMENCE ON SATURDAY 4TH OCTOBER 2025 ***

We are delighted to offer for sale with no upper chain this well presented and deceptively spacious three bedroom townhouse, situated in an ever popular modern development, within easy walking distance of sought after schooling, local shops and amenities and the picturesque Pages Park and Astral Lake. The property offers generous and versatile accommodation comprising: Entrance hallway, cloakroom/WC, family room/ground floor bedroom, kitchen, living/dining room, three bedrooms (one with en-suite shower room) and a family bathroom. Additional benefits include double glazing, gas heating, low maintenance rear garden and garage plus driveway parking for two cars. Viewing is highly recommended.

Location:

The highly desirable location of Sandpiper Way 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 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 the front door into a spacious hallway which provides access to the cloakroom/WC, family room/bedroom and first floor via the stairs. The cloakroom/WC comprises of a low level WC and vanity hand wash basin. The bright and airy family room enjoys views of the pretty rear garden, it's a perfect space for relaxing in the evening, with ample space for a range of furniture. The room would also be well suited for use as a bedroom.





First Floor:

The landing provides access to the kitchen and living/dining room and a roomy storage cupboard. The living/dining room enjoys plenty of light with French doors to a Juliet balcony, its a perfect space for relaxing. The stylish kitchen is to the rear and is fitted with a range of wall and base level units with spaces for appliances. The configuration ensures a generous amount of workspace and the breakfast bar is a great addition for a quick bite to eat. A Juliet balcony to the rear overlooks the garden.

Second Floor:

The landing provides access to all three bedrooms and the family bathroom. The master bedroom is a generous size with built in fitted wardrobes, perfect for a range of storage. There is a further door which leads to the en-suite shower room. The en-suite comprises of a low level WC, vanity hand wash basin and shower cubicle. Two further bedrooms are to the rear, one a good sized double and one a single bedroom. The single bedroom would make an excellent study if required. A family bathroom completes this floor and comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

Outside:

The driveway is paved and can accommodate parking for two cars, extending to the garage and front door. The rear garden has been landscaped to provide a patio area flanked by artificial lawn, with a path extending towards the end of the garden where a summer house is situated. The summer house has been supplied with power and lighting. The garage is accessed via an automatic garage door and is supplied with power and lighting.



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: 1284 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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