



Clipstone Crescent  
Leighton Buzzard, LU7 3LX

Price **£420,000**



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## Clipstone Crescent

Leighton Buzzard, LU7 3LX

We are delighted to offer for sale with no upper chain this spacious four bedroom semi-detached chalet bungalow located in this sought after crescent in the popular Brooklands area and just a short walk from local amenities. The property has been well maintained, with some modernisation required, and accommodation comprises: Entrance hallway, lounge, kitchen/diner, utility room, four bedrooms over two floors and a wet room. Additional benefits include double glazed windows, gas heating and mature gardens to the front, side and rear. Viewing is highly recommended.

### Location:

Clipstone Crescent is a quiet road boasting a range of bungalows and family homes. The Brooklands area of Leighton Buzzard has remained popular since its inception. The properties here benefit from numerous popular local schools within walking distance, as well as local shops and amenities. Furthermore the area remains within walking distance of the Market Town Centre, and Mainline Train Station, with trains to London Euston in as little as 30 minutes. The town also boasts excellent transport links by road, with the nearby A5 providing access to the nearby towns of Milton Keynes and Aylesbury, and Junction 11A of the M1 providing a route to London and beyond. 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 into a welcoming hallway which leads through to the lounge, wet room, two bedrooms and first floor via the stairs. There is a spacious storage cupboard which is perfect for coats and shoes. A bright and airy lounge, is in the heart of the property and is an ample size for a range of furniture. To the rear sits the kitchen/diner and offers a range of units, ample work surfaces and space for appliances, with a patio door leading directly to the garden. A door leads to a utility room which provides further access to the rear garden. The ground floor further benefits from two generous bedrooms, which could also serve as a dining room, study or snug depending on requirements, along with a well-appointed family wet room.

### First Floor:

Stairs rise to the first floor landing which is bright and airy and provides access to two further well-proportioned bedrooms, both enjoying views over the surrounding area. There is eaves storage from the double bedroom and off the landing providing excellent storage.

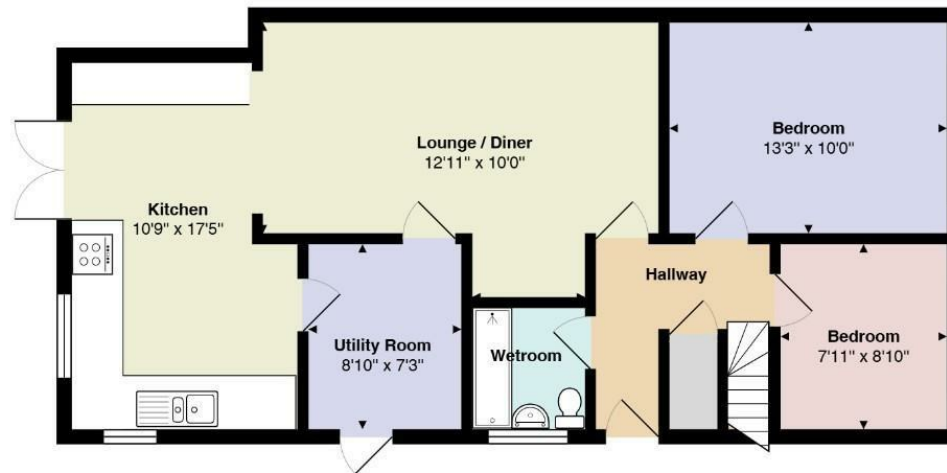
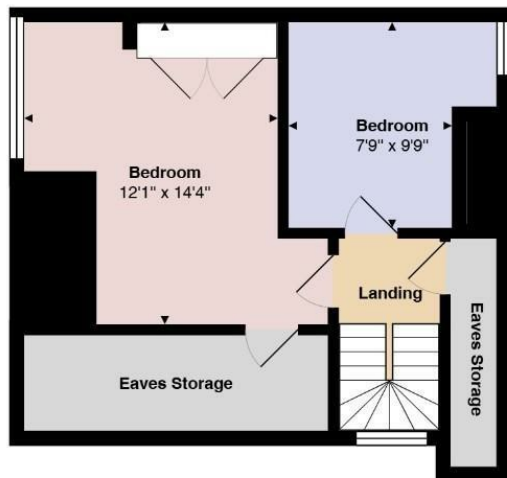
### Outside

To the front of the property, the garden is mostly laid to lawn with pebbled borders and a paved path leading to the front door. The rear garden is a generous size and enjoys a high degree of privacy, being laid mainly to lawn with a patio seating area, offering an ideal setting for outdoor dining, entertaining or relaxation.



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: 1189 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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