



Chamberlains Gardens
Leighton Buzzard, LU7 3AP

Offers In Excess Of £550,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this extended four bedroom detached family home, ideally situated in the highly sought-after Chamberlains Gardens. The property provides spacious and versatile accommodation across two floors, including three reception rooms, a conservatory, study, master bedroom with balcony and ensuite, and a mature, private rear garden. The property is well presented throughout and offers an exciting opportunity for buyers looking to personalise and modernise to their own taste. Viewing is highly recommended.

Location:

Chamberlains Gardens is a leafy setting midway between the historic Market Town Centre of Leighton Buzzard, and the popular and desirable village of Heath & Reach. Nearby there are a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting, with the nearby village of Heath & Reach boasting numerous public houses and local shops. This property is situated in a good school catchment area, which ensures this area remains in high demand for those looking for a long term family home. There are plenty of road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A.

Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.

Ground Floor:

The property is entered via a porch, leading into a welcoming central entrance hall with stairs to the first floor. To the right, the accommodation flows into a generous dining room which enjoys a front aspect window and parquet flooring that continues seamlessly through to the impressive sitting room. This dual-aspect living space benefits from French doors opening onto the rear garden and creates a superb space for both entertaining and everyday family living. The parquet flooring continues into a further reception room currently utilised as a snug/breakfast room, which provides a versatile area ideal for informal dining or relaxation. To the rear of this space, doors open into the conservatory, which overlooks the garden and brings an abundance of natural light into the home. The kitchen sits to the left of the hallway and is fitted with a range of wall and base level units with work surfaces and integrated appliances. A door leads to the adjoining utility room, which provides additional storage, space for white goods, and a courtesy door to the driveway. Off the conservatory, a study/craft room has been created from at the rear of the former garage, offering a quiet and flexible space for home working or hobbies. The front section of the garage remains as a useful store, accessed via an up-and-over door from the driveway. A cloakroom/WC completes the ground floor accommodation.

First Floor:

On the first floor, a central landing gives access to four well-proportioned bedrooms and the family bathroom. The master bedroom sits at the rear of the property and features built-in wardrobes, a corner ensuite with shower and wash hand basin, and direct access to a balcony terrace overlooking the garden – a rare and highly desirable feature. There are three further bedrooms, each offering comfortable proportions, alongside the family bathroom, making this an excellent choice for families.

Outside:





To the front, the property benefits from a generous driveway providing ample off-road parking, with well-stocked mature shrubbery to the borders and gated access leading to the rear. The rear garden is a particular highlight – noticeably private and mature, with an array of established planting. There is a paved patio providing space for seating and outdoor dining, a central lawn, and a wealth of shrubs and trees creating a wonderful backdrop. There is a bank to the rear of the property which can be rented for use at a cost of £50+VAT per annum.



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: 1763 ft² (excluding balcony)

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.