



Bideford Green

Leighton Buzzard, LU7 2TH

Offers In Excess Of £350,000



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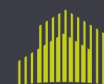
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## Bideford Green

Leighton Buzzard, LU7 2TH

We are delighted to offer for sale with no upper chain this well-presented three bedroom terraced family home, ideally situated on the ever-popular Bideford Green development within easy reach of local shops, schooling and transport links. The property offers bright and well-planned accommodation arranged over two floors, including a spacious lounge/dining room, fitted kitchen and three generous bedrooms. Further benefits include driveway parking, garage and a private rear garden. An excellent opportunity for families and first-time buyers seeking a well-located home in a popular residential area.

### Location:

Bideford Green is a sought-after residential area known for its peaceful setting and family friendly environment. The property is within easy reach of local shops, parks and highly regarded schools. Leighton Buzzard town centre and mainline train station—offering fast services to London Euston—are only a short drive away, while excellent road links to the A5, A505 and M1 make this an ideal base for commuters.

### Ground Floor:

The property is entered via a useful porch providing space for coats and shoes, which leads into a bright and welcoming lounge/diner. This well-proportioned room offers ample space for family seating, with space for a range of dining room furniture, there are views to enjoy across the rear garden and patio doors opening directly onto the garden, allowing for plenty of natural light. The adjoining kitchen is fitted with a range of wall and base units providing good storage and workspace, along with space for appliances. A door offers convenient access to the garden. With a curtesy door from the garden leading to the garage.







### First Floor:

The first floor landing provides access to all three well proportioned bedrooms, including two generous doubles and a further single bedroom that could serve as a study or nursery. There is ample natural light flowing through and the single bedroom enjoys views of the rear garden. All rooms are served by a central family bathroom fitted with a suite comprising bath with shower over, wash hand basin. Additionally there is a separate WC.

### Outside:

To the front of the property, a driveway provides off-road parking and leads to the front entrance. The garage is accessed via an up and over door from the driveway. The rear garden enjoys a good degree of privacy and is mainly laid to lawn with a patio seating area, offering an ideal outdoor space for entertaining and relaxation. A side gate provides external access.



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: 1142 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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