



Nelson Road  
Leighton Buzzard, LU7 3EE

Offers In Excess Of £375,000



# Nelson Road

Leighton Buzzard, LU7 3EE

We are delighted to offer for sale this well-presented three bedroom semi-detached family home, occupying a generous plot within a popular residential area of Leighton Buzzard and offering excellent potential to extend to the side, subject to the usual planning consents. The property provides spacious and well-balanced accommodation throughout, alongside a substantial frontage, off-street parking and a good-sized rear garden, making it an ideal long-term family home. Viewing is highly recommended.

## Location:

Nelson Road is a popular mature residential setting for families looking for close proximity to popular schooling, good transport links, local parks and shops. The town centre provides a range of shops, restaurants and bars, as well as the regular market. The property is well situated for access to 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.

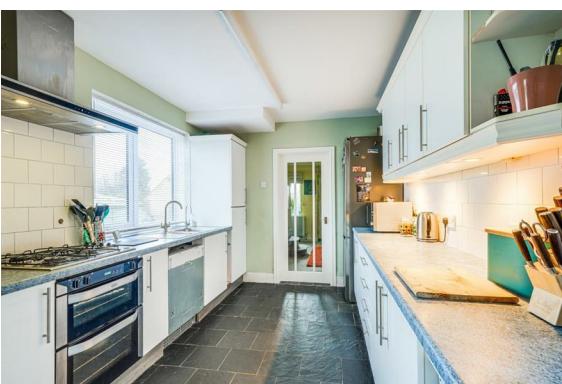
## Ground Floor:

The property is entered via a larger-than-average entrance hall, creating a welcoming first impression and offering stairs rising to the first floor, along with doors leading to the principal ground floor rooms. The lounge has been opened through to the dining room, forming a generous and versatile living space that works particularly well for modern family life. The lounge area features a wood burning stove, providing a warm focal point, while the dining area comfortably accommodates a family-sized dining table and enjoys pleasant views of the rear garden via double glazed sliding doors. The kitchen is fitted with a range of wall and base level units, with integrated appliances including a dishwasher, double oven and four ring gas hob with extractor hood over, as well as space for a fridge freezer. A courtesy door opens directly onto the rear garden. To the rear of the kitchen is an additional versatile room, well suited for use as a study, utility or hobby space. The ground floor is completed by a convenient cloakroom/WC.

## First Floor:

The first floor landing provides access to all three bedrooms, the family bathroom and loft space. Each bedroom benefits from a built-in wardrobe, enhancing storage throughout the home. There are two generous double bedrooms alongside a well-proportioned single bedroom, offering flexibility for family use or home working. The family bathroom is fitted with a four piece suite comprising a low level WC, pedestal wash hand basin, panelled bath and a walk-in shower cubicle.

## Outside:





To the front of the property is an exceptional garden, laid mainly to lawn, creating an attractive approach to the home and highlighting the excellent potential to extend to the side, subject to the usual planning permissions. A driveway provides off-street parking. The rear garden features a paved patio area directly off the dining room, ideal for outdoor seating and entertaining, with the remainder laid mainly to lawn. A timber shed sits at the end of the garden, providing useful storage.

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: 1143 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.