

Brooklands Drive

Leighton Buzzard, LU7 3PD

Guide Price £375,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain, this three bedroom detached family home in the highly sought after Brooklands area, with popular schooling, local shops and amenities within walking distance. The property is presented to the market in need of some modernisation. Accommodation comprises: Entrance hallway, lounge, kitchen. dining room, three bedrooms, master with ensuite, family bathroom. Additional benefits include gas central heating, front and rear gardens, garage and driveway parking for two cars. Viewing is highly recommended.

Location:

Brooklands Drive is situated on the highly sought after Brooklands area and remains an exceptionally popular location for families looking for sought after schooling, good transport links, local parks and shops, whilst remaining walking distance of the historic Market Town Centre. 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 at 30 minutes. 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:

The property is entered via a welcoming entrance hall, there are doors to all ground floor rooms and the first floor via the stairs. The spacious lounge provides an excellent space for both everyday family living and entertaining. You can enjoy views of the pretty front gardens from lounge and the space is versatile to accommodate a range of furniture to suit all needs. The well-appointed kitchen offers a range of fitted units with ample worktop space, through the arch is a handy dining room area with access to the rear of the property. Completing the ground floor is a cloakroom/ WC.

























First Floor:
The generous landing provides access to all first floor well-proportioned bedrooms, they are all presented with plenty of natural light and providing flexible accommodation to suit a variety of lifestyles. The master bedroom can accommodate a range of furniture to suit all needs, with a door which leads to the ensuite. The ensuite shower room comprises of a low level WC, vanity hand wash basin and shower. Two further bedrooms can be used for multiple use and would be a great bedroom, study or nursery if required.

Outside:
To the front is a paved driveway leading up to the front door, with the rest mostly laid to lawn. There is shrubs providing greenery and character. The rear garden is a particularly appealing feature of the home, thoughtfully arranged to offer a combination of practical outdoor space and attractive areas for relaxation. A paved patio area, provides an inviting setting for outdoor furniture which spans the full length of the property. There is a side access which leads to a rear gate.

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: 1096 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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