



## Cheshire Rise

Leighton Buzzard, LU7 4ED

Offers In Excess Of £415,000



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We are delighted to offer for sale this beautifully presented three bedroom semi-detached family home, located in a quiet spot overlooking a park, on this highly sought-after modern development in Leighton Buzzard. Built in 2018, the property offers well-balanced and contemporary accommodation throughout, combining modern open-plan living with three bedrooms, a landscaped garden, driveway parking and a garage offering excellent potential for conversion (STPP). This superb home will appeal to both growing families and professionals, with viewing highly recommended.

## Location:

Cheshire Rise forms part of the popular Rutherford Fields, a modern and family-oriented development on the edge of Leighton Buzzard. The area is well regarded for its proximity to highly rated local schools, green open spaces and everyday amenities. Leighton Buzzard town centre and mainline railway station, with direct services to London Euston, are within easy reach, while excellent road links provide convenient access to the M1 and surrounding road networks.

## Ground Floor:

The ground floor accommodation is entered via a welcoming entrance hall, with stairs rising to the first floor and access to a convenient cloakroom/WC. The layout has been designed with modern family living in mind and is centred around a stylish open-plan living area. The kitchen is fitted with a contemporary range of wall and base level units, complemented by integrated appliances and generous worktop space. The dining area provides ample room for a family-sized table and is ideal for both everyday use and entertaining and is open to the lounge area, enjoying a pleasant outlook and an abundance of natural light, making it an inviting space to relax and unwind. Patio doors open directly onto the rear garden, allowing natural light to flow through the space and creating a seamless connection between indoor and outdoor living.



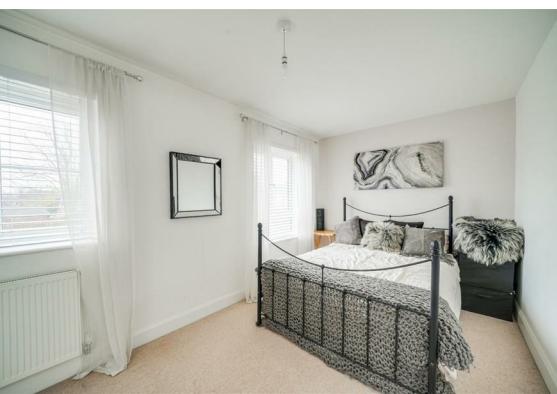


#### First Floor:

To the first floor, the landing provides access to all three bedrooms and the family bathroom. There are two well-proportioned double rooms, each including built-in wardrobes, plus a third bedroom which is currently put to use as a dressing room, offering flexibility for family living, guests or home working. The family bathroom is fitted with a modern suite, including a bath, shower, wash hand basin and low-level WC, finished in a contemporary style to complement the rest of the home.

#### Outside:

Externally, the property enjoys an attractive frontage with driveway parking leading to a garage, which is currently used as a bar area. This versatile space offers excellent potential for conversion or alternative use, subject to the usual planning permissions, while still providing valuable storage or parking if required. The south-westerly facing rear garden has been thoughtfully landscaped and is particularly well maintained, featuring a sun-trap patio area ideal for outdoor dining and entertaining, with the remainder laid to lawn, creating a private and enjoyable outdoor space.



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



## 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.