



Rutherford Crescent  
Leighton Buzzard, LU7 3GE

Offers In Excess Of £425,000

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YOUR NEXT MOVE

## Rutherford Crescent

Leighton Buzzard, LU7 3GE

We are delighted to offer for sale this modern four bedroom family home located on the popular Clipstone Park development on the outskirts of Leighton Buzzard. The property is presented to the market in excellent order with accommodation comprising: Entrance hall, cloakroom/WC, kitchen/diner, lounge, utility room, ensuite, four bedrooms and a family bathroom. Additional benefits include double glazing, gas central heating, landscaped rear garden, additional parking space, garage and driveway parking. Viewing is highly recommended.

### Location:

The highly desirable modern development of Clipstone Park is situated on the outskirts of the historic Market Town of Leighton Buzzard. The development has been laid out with a number of executive homes, each with ample driveway parking with further guest parking on road. Additionally the development benefits from a close proximity to local convenience stores and takeaway food shops, and green spaces. 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Ground Floor:

The accommodation is entered via a welcoming entrance hall which provides access to the lounge, kitchen/diner, cloakroom/WC and first floor via the stairs. To the front of the property is a bright and comfortable lounge where you can arrange a variety of furniture to suit all needs, whilst to the rear is a generous kitchen/dining room fitted with a range of modern units and offering ample space for both family dining and entertaining. A further door leads through to the utility room. Patio doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor space.





**First Floor:**

The first floor provides four well-proportioned bedrooms, including a spacious master bedroom benefitting from an en suite shower room. The remaining bedrooms are a generous size which are served by a modern family bathroom fitted with a contemporary suite.

**Outside:**

To the front of the property is a paved path leading to the front door. The driveway is to the side and provides off-road parking and access to the garage. In addition, the property benefits from a separate allocated parking space, a particularly useful feature for larger households or visiting guests. The rear garden has been landscaped to provide an attractive and private outdoor space, with areas suitable for both relaxation and entertaining. There is a door which leads to the garage and a lean too behind the garage for extra 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: 1403 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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