



## Purwell Walk

Leighton Buzzard, LU7 3BZ

Price **£325,000**



**QUARTERS**

YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this well presented three bedroom townhouse, arranged over three floors and offering spacious and versatile accommodation ideally suited to modern family living. The property benefits from a generous 29ft kitchen/dining/family room, first floor lounge, ground floor cloakroom/WC and a well balanced bedroom layout across the upper floors, making it a practical and appealing home for a wide range of buyers. Additional benefits include a garage, southerly facing private rear garden and the flexibility that townhouse living provides. Viewing is highly recommended to fully appreciate the space and layout this property has to offer.

### Location:

### Ground Floor:

The ground floor is arranged to suit modern day living, centred around a spacious kitchen/dining/family room which provides ample room for both food preparation and family dining. This is a sociable and practical space, well suited to everyday use as well as entertaining, with room for a dining table and direct access to the rear garden enhancing the connection between inside and out. In addition, there is a family room which offers valuable extra reception space and flexibility depending on requirements, whether as a more relaxed sitting area, playroom or home working space. A cloakroom/WC completes the ground floor accommodation.

### First Floor:

The first floor provides an excellent sense of balance within the home, with a generous lounge offering a comfortable main living area with space for a variety of furniture arrangements. Also on this floor is bedroom three, which offers flexibility for use as a child's room, guest room or study depending on requirements.





**Second Floor:**  
The second floor is arranged with two further bedrooms and the family bathroom. Bedroom one sits to the front aspect and enjoys excellent views across nearby fields and woodland, and bedroom two sits to the rear with views as far as Whippsnade. Each are well proportioned double rooms, offering comfortable accommodation and flexibility for family living. The family bathroom serves this floor and is fitted with a three piece suite.



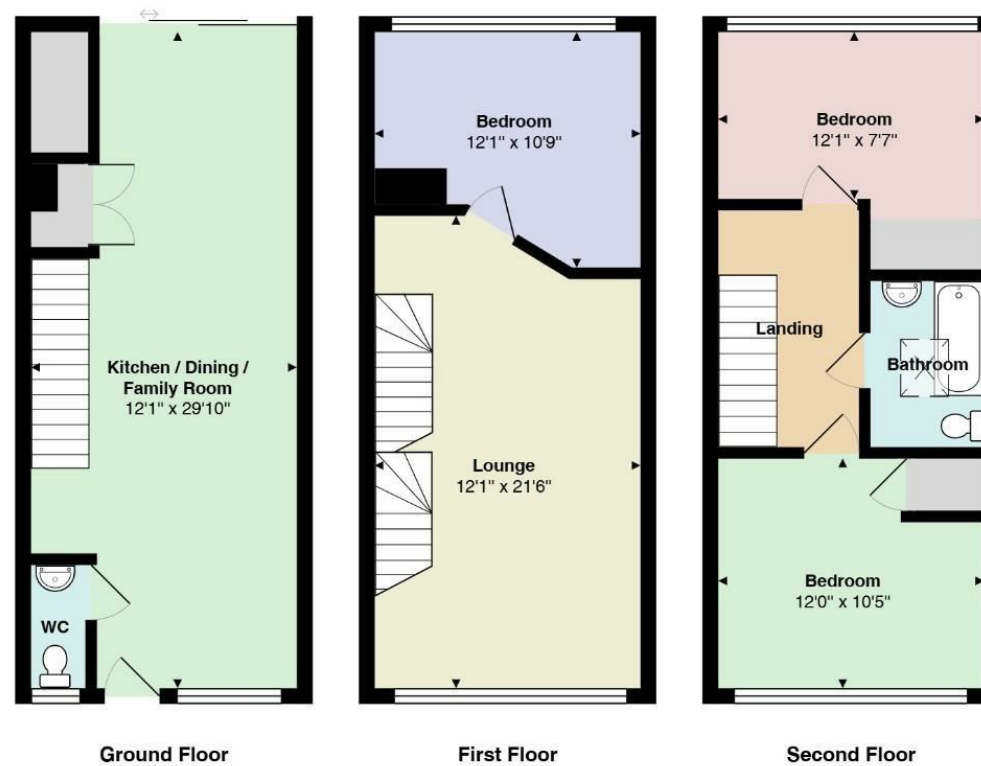
**Outside:**  
Outside, the property benefits from a front garden with wild bedding and a path extending to the front door. The southerly facing private rear garden provides a pleasant and usable outdoor space, offering scope for seating, dining and general enjoyment through the warmer months, creating an appealing extension of the internal accommodation. There is a paved patio area and artificial lawn, plus gated access to the rear. The property also comes with a garage situated in a nearby residents block.



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: 1082 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)