



Knaves Hill

Leighton Buzzard, LU7 2SD

Price £315,000



QUARTERS
YOUR NEXT MOVE

Knaves Hill

Leighton Buzzard, LU7 2SD

We are delighted to offer for sale with no upper chain this three bedroom family home, ideally situated within walking distance of the Mainline Train Station, popular local schooling and Linslade Woods. The property offers bright and spacious accommodation comprising: Entrance hallway, lounge, a refitted kitchen/diner, three bedrooms and a refitted shower room. Additional benefits include a garage in a nearby block, double glazing, gas central heating and private rear garden with views over Linslade Woods. Viewing is highly recommended.

Location:

Knaves Hill remains a highly sought-after residential area within Linslade, favoured for its convenient position and family-friendly setting. The property is within walking distance of Leighton Buzzard town centre and the mainline train station, providing direct services into London Euston, making it ideal for commuters. The area benefits from a range of well regarded schooling, green spaces, footpaths and play parks, along with easy access to the Grand Union Canal offering scenic walks and waterside amenities. Road links via the A5 and M1 are also readily accessible.

Ground Floor:

You enter into the entrance hallway, there are stairs leading to the first floor and a door to the lounge. The lounge is a bright and spacious room with ample space for a variety of furniture. A further door leads through to the refitted kitchen/dining room which has ample space for a family sized dining table and double glazed doors opening to the rear garden. The kitchen is a bright and airy space, it has been fitted with a range of wall and base level units and roll edged work surface over. There is integrated white goods with space for additional white goods to suit all needs. Additionally there is two built in storage cupboards which provide excellent storage.





First Floor:

The landing includes an airing cupboard and loft access, with doors to the bedrooms and family bathroom. To the front of the property there is a double bedroom with built-in wardrobes and also a single bedroom suitable for a use as a study or nursery. At the rear is a further double bedroom which enjoys pleasant views over the rear garden and Linslade woods. There is an added benefit of a fitted wardrobe. The refitted shower room has been refitted with a three piece suite comprising of a low level WC, vanity wash hand basin and shower, finished nicely with complimentary tiling.

Outside:

To the front the garden is low maintenance with stoned borders and a paved path extending to the front door. At the rear is a low maintenance garden which is enclosed by panel fencing, there is ample space for potted plants and patio furniture. A gate leads to the rear of the property with views of Linslade woods. The Garage is located in a nearby block with a parking space to the front.



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: 802 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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