



Dunstable Road

Tilsworth Leighton Buzzard, LU7 9PU

Offers In Excess Of £850,000

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**QUARTERS**  
YOUR NEXT MOVE

## Dunstable Road

Tilsworth Leighton Buzzard, LU7 9PU

Quarters are privileged to offer for sale with no upper chain this exceptional extended three/ four bedroom detached home, located in the picturesque village of Tilsworth and boasting stunning landscaped gardens nearing 3/4 of an acre. The property has outstanding potential to extend (STPP), and currently offers versatile family accommodation comprising: Entrance hallway, lounge, conservatory, dining room, kitchen, boot room, shower room, breakfast room, study/ bedroom, three further bedrooms on the first floor, shower room and WC. Additional benefits include double glazing, gas central heating, double garage, ample driveway parking and landscaped rear gardens. Viewing is highly recommended to appreciate the setting and potential of this property.

### Location:

Tilsworth is a picturesque and well regarded Bedfordshire village, offering a peaceful rural setting whilst remaining conveniently placed for access to nearby Leighton Buzzard and its range of shops, schooling and amenities. The surrounding countryside provides excellent opportunities for walking and outdoor pursuits, while Leighton Buzzard mainline station offers direct links into London Euston. Road connections via the A5 and M1 are also easily accessible, making this an ideal location for those seeking a balance between countryside living and commuter convenience.

### Ground Floor:

The property is entered via a welcoming entrance hallway which provides access to the principal ground floor accommodation and sets the tone for the generous proportions throughout. The lounge enjoys a pleasant outlook over the front garden, centred around a feature fireplace with wood burning stove, and flows naturally through to the modern conservatory which offers an additional reception space with excellent natural light and direct access to the outside. The dining room sits to the front, benefitting from a bay window and offering a more formal setting for entertaining. The kitchen is well appointed with a range of wall and base level units and opens through to the breakfast room, creating a practical and sociable space with doors leading out to the garden. A boot room provides useful additional storage and access, enhancing day-to-day practicality. There is also a ground floor shower room and a further versatile room which can be utilised as a study or fourth bedroom, offering flexibility depending on requirements.





#### First Floor:

The first floor landing provides access to three well proportioned bedrooms, shower room and separate WC. The master bedroom is a generous dual aspect room with built-in storage, offering a comfortable and bright retreat. Bedroom two is another good sized double positioned to the front, while bedroom three overlooks the rear garden and provides a practical third bedroom or home office space. A shower room and separate WC serve this floor, adding convenience for family living.

#### Outside:

The property sits on a substantial and mature plot, with the rear garden being a particularly impressive feature, extending to approximately three quarters of an acre. The gardens are predominantly laid to lawn and are complemented by a variety of mature trees, shrubs and planting, creating a private and established environment including a pond. There are patio areas suitable for outdoor seating and entertaining, along with ample space for recreation or further landscaping if desired. To the front, a generous driveway provides extensive off-road parking and leads to the garage, with additional lawned areas and mature planting enhancing the overall kerb appeal.

#### Garage:

The property benefits from a double garage, providing secure parking or excellent storage space, with further potential for alternative use subject to the necessary permissions.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and finishes 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: 1590 ft<sup>2</sup> ... 147.7 m<sup>2</sup> (excluding garage)

Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.  
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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## 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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