



Ashwell Street

Leighton Buzzard, LU7 1BG

Offers In Excess Of £400,000

2 2 1 C

A row of four icons: a bed icon with the number '2', a shower icon with the number '2', a sofa icon with the number '1', and a conservatory icon with the letter 'C'.

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# Ashwell Street

Leighton Buzzard, LU7 1BG

We are delighted to offer for sale with no upper chain this two bedroom semi-detached bungalow, situated within this popular residential setting and presented to the market in good order throughout. The property offers well proportioned and practical accommodation comprising: Entrance hall, lounge, kitchen/dining room, conservatory, two double bedrooms (master with en-suite) and a family bathroom. Additional benefits include gas central heating, double glazing, driveway parking and a private rear garden. Viewing is highly recommended.

### Location:

Ashwell Street is a well regarded residential area within Leighton Buzzard, conveniently positioned for access to local amenities, shops and transport links. The town centre is within easy reach and offers a wide range of cafés, restaurants and retail options, along with the historic High Street market. Leighton Buzzard mainline railway station provides direct services to London Euston in around 30 minutes, making the area ideal for commuters. The surrounding area also offers a number of parks, green spaces and canal-side walks.

### Layout:

The property is entered via a central entrance hall which runs through the heart of the home, providing access to all rooms as well as a generous built-in storage cupboard, airing cupboard and loft access. A tiled floor flows through into the kitchen/dining room. The lounge sits to the front aspect and is a well proportioned reception room, offering ample space for a variety of furniture arrangements and enjoying a bright and comfortable feel. Adjacent to the lounge is bedroom two, a comfortable double room benefitting from built-in wardrobes and space for additional furniture. The kitchen/dining room is fitted with a range of wall and base level units with roll edged work surfaces over, providing excellent storage and preparation space. Integrated appliances include an oven, dishwasher and four ring gas hob, alongside space for further appliances. The dining area comfortably accommodates a table, and double glazed doors open through to the conservatory. The conservatory provides a pleasant additional reception space, enjoying views over the rear garden and offering direct access outside. Positioned to the rear of the property is the master bedroom, an impressive double room with space for a range of furniture and views over the garden. The room benefits from an en-suite wet room, adding to the practicality of the layout. The accommodation is completed by the family bathroom.

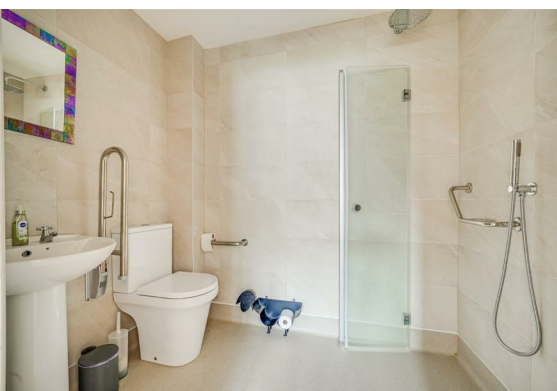
### Outside:

To the front of the property is a block paved driveway providing off street parking for two vehicles, with a side



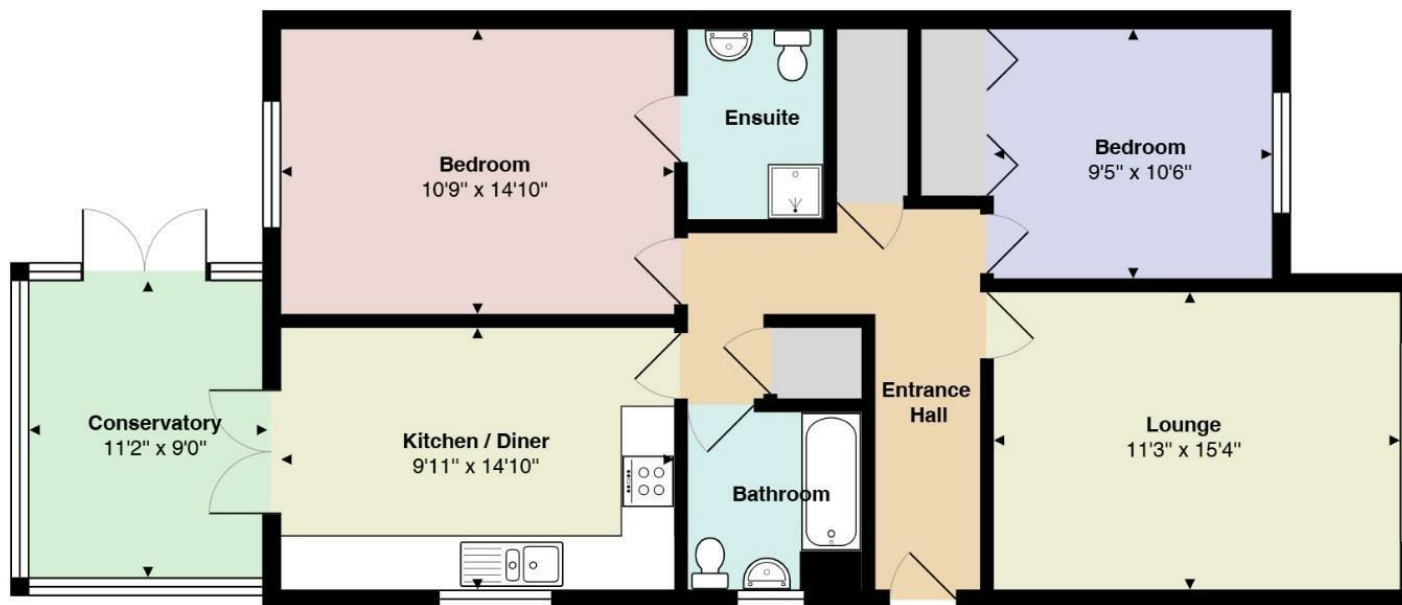


passage leading to the front door and gated access to the rear garden. The rear garden is a particularly attractive feature of the home, enjoying a good degree of privacy and not being overlooked. A paved patio area sits directly off the conservatory, ideal for outdoor seating, with the remainder laid mainly to lawn and bordered by mature shrubbery. A further patio area is positioned at the end of the garden, along with a timber storage shed.



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



Ground Floor

Total Area: 956 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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