



Orion Way  
Leighton Buzzard, LU7 3XJ

Price £375,000



QUARTERS  
YOUR NEXT MOVE

# Orion Way

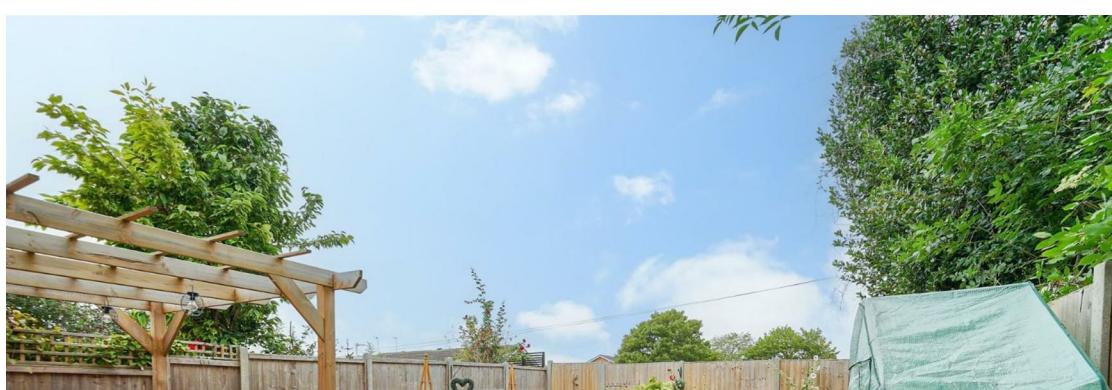
Leighton Buzzard, LU7 3XJ

We are delighted to offer for sale this three bedroom semi-detached family home, located in this ever popular mature residential setting which is within easy walking distance of local shops, amenities and sought after schooling. The property is presented to the market in good order and offers generous family living, with spacious accommodation comprising: Entrance porch, living room, kitchen/dining room, cloakroom/WC, three bedrooms and a refitted family bathroom. The property further boasts a peaceful setting in a no-through road. Additional benefits include double glazing, gas central heating, driveway parking, garage and landscaped private rear garden. Viewing is highly recommended.

## Location:

Orion Way is a quiet cul-de-sac in the heart of the Planets area of Leighton Buzzard, which is a long-standing popular area with a variety of family homes, green spaces, popular schooling and local amenities. The historic market town centre is within walking distance with a range of shops and restaurants among its many attractions. 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 the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





#### Ground Floor:

The front door leads into a welcoming porch, which provides to the well proportioned lounge. The lounge is a good sized room with a window facing the front aspect which provides an ambiance of light to flow through. Stairs lead to the first floor and a door leads to the kitchen/diner. The kitchen/ dining room has a bright and spacious feel, with the stylish kitchen having a range of wall and base level units and integrated appliances. There is space for additional white goods if required. There is a patio door which leads to the generous rear garden and a further side door which also provides access to the garden.

#### First Floor:

The landing provides access to the loft, bedrooms, family bathroom and a storage cupboard. The two double bedrooms offer plenty of space for a range of bedroom furniture, with the master bedroom facing the rear aspect and the two further bedrooms to the front aspect. the smallest bedroom would make an excellent single bedroom or study if required by the new owners. The family bathroom has been fitted with a three piece suite comprising of a low level WC, wash hand basin and p shaped bath with shower over.

#### Outside:

To the front is a block paved driveway which provides parking for two vehicles, and this extends to the front door and garage. The remainder of the front garden is laid to lawn with mature shrub boarders. The private rear garden has been landscaped to provide a patio area with the remainder laid to lawn. A gate provides access to the front driveway. The garden has a noticeably private feel,. The garage is accessed via an up and over door and features power and lighting.

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



All measurements are approximate and for display purposes only

Total Area: 966 ft<sup>2</sup>

## 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.