



Whinchat Gardens, Leighton Buzzard, LU7 4DJ

Offers In Excess Of £350,000

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Floor Plan

- Three Double Bedrooms
- No Upper Chain
- Popular Sandhills Development
- Garage & Off Road Parking
- Short Walk to Astral Lake
- Deceptively Spacious Townhouse
- Easy Commute to M1 & A5
- Perfect Family Home or First Time Buy
- Just under 1,100 Square Feet of Living Space
- Quiet Location Opposite Greenery

Located within the popular development of Sandhills in Leighton Buzzard stands this impressively sized three bedroom townhouse with just under 1,100 square feet of living space with a garage and parking.

Offered with no upper chain the property boasts generously sized rooms throughout, a bright and airy design, and is ideally located close to highly regarded schools, local amenities, open green spaces, and excellent commuter links including the mainline station to London.

Situated within the sought-after Billington Grove in the 'Sandhills' development of Leighton Buzzard, this property resides in a vibrant modern community established in the early 2000s. Enjoying a convenient locale, the residence offers close proximity to an array of amenities, including a Sainsbury's, the Cod and Waffle restaurant, McDonald's, a gym, and the Grovebury Road retail park. Notably, the nearby Astral Park and Lake provide a picturesque setting ideal for leisurely walks.

A short walk from the town centre unveils further conveniences such as diverse shops, restaurants, supermarkets, local butcher shops, and a bustling bi-weekly charter market, adding vibrancy to the area. For commuters, excellent transport links including the A5, A421, A4146, and M1 ensure easy access to various destinations, enhancing the accessibility and appeal of this location.

The property offers just under 1,100 square feet of well-designed accommodation, arranged over three generous floors and providing a wonderful balance of space, comfort, and versatility.

Upon entering, you are welcomed by a bright and airy hallway that immediately sets the tone for the rest of the home. To the left is a convenient downstairs WC, while to the right you'll find access to the spacious and contemporary kitchen. At the rear of the property sits the separate living and dining room, a warm and inviting area perfect for relaxing or hosting family and friends. French doors open directly onto the rear garden, filling the room with natural light and creating an effortless indoor-outdoor flow during the warmer months.

Stairs lead to the first-floor landing, where you'll find two well-proportioned double bedrooms, each offering flexibility for use as guest rooms, home offices, or children's bedrooms. The family bathroom is also located on this floor, fitted with a three piece suite. The top floor is dedicated entirely to the impressive master suite. This expansive room benefits from its own private en-suite shower room and provides an exceptional sense of privacy and space.



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

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