

New Road

Leighton Buzzard, LU7 2LX

Price £375,000

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We are delighted to offer for sale, with no onward chain, this four bedroom mid terraced home situated on New Road, Leighton Buzzard. Offering well proportioned and flexible accommodation over three levels, the property comprises an entrance hallway, lounge, dining room, conservatory, kitchen/breakfast room, four bedrooms and a shower room, together with a useful cellar and a rear garden. Presented in good order throughout, with new carpets to the ground floor, it is ideal for modern family living, and an internal viewing is highly recommended. Additional benefits include gas central heating and double glazing.

Location:

New Road is situated in ever popular Linslade, and boasts a range of local shops, restaurants and amenities within walking distance. The mainline train station is a few minutes walk from the property with trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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. 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 opens into a hallway providing access to the lounge, the staircase to the first floor and the cellar. The lounge sits to the front of the property and is a well-proportioned reception room with space for a range of seating, flowing through to the dining room, which comfortably accommodates a dining table and chairs. Double doors from the dining room open into the conservatory, a bright additional space that offers flexibility as a reading area, play room or home office, and creates a pleasant link to the garden. The kitchen/breakfast room is a particular feature, running a considerable length to the rear of the property. It is fitted with a range of units and offers generous space for family dining or informal entertaining, with a door at the rear providing direct access to the garden. The

























First Floor:
The first floor landing provides access to all four bedrooms and the shower room. The master bedroom sits to the front of the property and is a generous double with room for a full range of bedroom furniture. A further well-proportioned double bedroom is positioned beyond, while to the rear there is a third bedroom suitable for a single or small double. The fourth bedroom is currently arranged as a study, offering flexibility for those working from home or needing a nursery or dressing room. The shower room is fitted with a shower cubicle, WC and wash hand basin, serving the accommodation well.

Cellar:
The Cellar is accessed from the hallway and is a usable space with standing height, making it ideal for additional storage or a variety of practical uses.

Outside:
To the rear, the garden offers a well-balanced and easy-to-manage space, with a paved patio immediately outside the back door creating a natural spot for outdoor dining, morning coffee or summer barbecues. Beyond the patio, the garden is laid mostly to lawn, providing a good area for children and pets to play or for those who simply enjoy a little greenery at the end of the day. The layout is practical and uncluttered, offering plenty of scope for a new owner to add their own planting, pots or garden furniture and make the space their own. A side gate provides convenient access through to the front of the property, which is useful for bins, bikes and everyday comings and goings.

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



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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