



Clarence Road

Leighton Buzzard, LU7 3EJ

Offers Over £300,000



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QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale this beautiful two bedroom period home located just off the highly sought after Heath Road, and in walking distance of the town centre and a wealth of local amenities. The property is presented to the market in excellent order with accommodation comprising: Lounge, dining room, kitchen, refitted bathroom and two double bedrooms. Additional benefits include double glazing, gas heating, workshop/ garden studio and generous rear garden. Viewing is highly recommended.

Location:

Clarence Road is situated just off of the prestigious Heath Road, and within walking distance of the historic Market Town Centre. This property is ideally placed for local conveniences stores, restaurants and takeaways, and access to a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting. There are a variety of popular schools locally, and so this area is very popular with families of all ages. 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.





Ground Floor:

The ground floor welcomes you with a bright and inviting lounge to the front, where the large bay window creates a light-filled space perfect for relaxing. A separate dining room provides a superb setting for entertaining family and friends, while the adjoining kitchen offers a practical layout. There is a range of wall and base line units with space for white goods to suit all needs. Completing the ground floor is a well-presented bathroom, fitted with a modern white suite, there is dual aspect windows which allow an abundance of light to flow through.

First Floor:

The landing provides access to two spacious double bedrooms, they both have generous windows which allow plenty of natural light, offering comfortable and versatile accommodation to suit a range of needs. The master bedroom features a fireplace in the heart of the room which is a great central focal point. The second bedroom has a roomy storage cupboard which is perfect as wardrobe space.



Outside:

To the front is a private walled, low maintenance garden with a paved path leading to the front door. The rear garden is a standout feature of this home, a generous outdoor space with a patio area ideal for al fresco dining, leading onto a lawned garden perfect for children to play or for keen gardeners to make their own. A paved pathway leads to the workshop/garden studio. The versatile workshop/ garden studio is an excellent addition for a study or hobby room.

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



Total Area: 666 ft² (excluding workshop)

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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