

Garden Hedge

Leighton Buzzard, LU7 1AG

Price £315,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this two double bedroom semi-detached family home, ideally located within walking distance of local shops and amenities and the Town Centre. The property benefits from being set back away from the road with a generous long driveway and garden to the front. Whilst some cosmetic improvement is still required there is further potential to extend (STPP) and the current spacious accommodation comprises: Entrance hallway, lounge, kitchen/diner, two double bedrooms and a refitted family bathroom. Additional benefits include double glazing, gas heating, generous front and rear gardens, garage and ample driveway parking for three/four cars. Viewing is highly recommended.

Location:

Garden Hedge is situated centrally and within walking distance of the historic Market Town Centre. This property is ideally placed for local conveniences stores, restaurants and take-aways. 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 favoured by 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 at 30 minutes.

























Ground Floor:

The property is approached via an entrance hallway providing access to all downstairs rooms and the first floor via the stairs. To the front of the property is a generously sized lounge which provides a comfortable and welcoming reception space. To the rear is the impressive kitchen/diner, there is ample space for a range of white goods with excellent space for both cooking and dining, with direct access to the outside. There is a convenient cloakroom/ WC and a roomy storage cupboard which is under the stairs.

First Floor:

Upstairs, there are two well-proportioned double bedrooms. The master bedroom benefits from a good sized cupboard which provides excellent storage and a range of furniture to suit all needs. The second bedroom is a bright and airy space and benefits from a fitted wardrobe. A family bathroom, completes the first-floor accommodation and comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

Outside:

To the front is a generous paved driveway for 3/4 cars, which leads to the garage. The remainder is mostly laid to lawn with mature shrubbery boarders. To the rear is a generous garden with a paved patio area by the rear door. The remainder is mostly laid to lawn with mature shrub boarders. There is a gate to the rear which provides access.

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: 1071 ft²

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk