



## Barton Grove

Leighton Buzzard, LU7 4EF

Guide Price £450,000



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## Barton Grove

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We are delighted to offer for sale with a complete upper chain, this modern four bedroom family home located in the ever popular Billington Park. The property is presented to the market in excellent order with accommodation comprising: Entrance hall, cloakroom/WC, kitchen/diner, lounge, utility room, ensuite, four bedrooms and a family bathroom. Additional benefits include double glazing, gas central heating, landscaped rear garden, garage and driveway parking for multiple cars. Viewing is highly recommended.

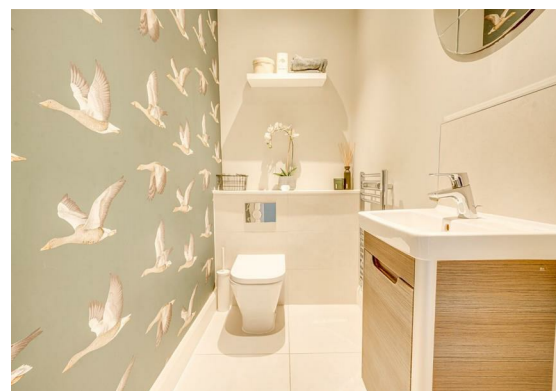
### Location:

Barton Grove is situated in the heart of the modern Rutherford Fields development which remains a sought after location for first time buyers and families looking for good schooling, transport links, local parks and shops, whilst remaining close to the historic market town centre. This property benefits from its close proximity to local play areas and walking distance to nearby Astral Park and Astral Lake as well as a wealth of countryside. It 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 Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Ground Floor:

On entering the property, you are welcomed into a well-planned ground floor with a comfortable and inviting feel. The lounge is to the rear and provides an ideal space for relaxing and entertaining, while the heart of the home is undoubtedly the kitchen/diner. The kitchen/diner provides a wonderful social space and is perfectly suited to modern family living. With plenty of room for a dining table, it offers an ideal setting for everyday family meals, entertaining friends or enjoying relaxed gatherings. The generous layout creates a natural hub within the home and provides a versatile space that can be enjoyed throughout the day. There is integrated white goods with space for various white goods to suit all needs. A further benefit to the ground floor is the separate utility room, providing a dedicated area for laundry and household appliances. This is a particularly useful feature for family life, helping to keep the main kitchen and living areas organised and uncluttered. A cloakroom/WC completes the downstairs with an array of storage for coats and shoes.





### First Floor:

Upstairs, the property offers four well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or those requiring dedicated home-working space. The master bedroom benefits from its own en-suite shower room, creating a private and convenient retreat away from the rest of the accommodation. There is ample space for a range of furniture to suit all needs with a fitted wardrobe. The remaining bedrooms offer plenty of versatility and could be used according to the individual needs of the new owners, whether as children's bedrooms, guest accommodation, a home office, dressing room or hobby space. A family bathroom completes the first-floor accommodation with a low level WC, vanity hand wash basin and panel bath with shower over.

### Outside:

Outside, the property benefits from a private driveway for multiple cars and garage, providing excellent off-road parking and useful additional storage. The generous rear garden offers plenty of opportunity for outdoor dining, entertaining and family enjoyment during the warmer months. There is a generous patio area with space for a range of outdoor furniture.



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: 1423 ft<sup>2</sup>

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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