



Stanbridge Road  
Leighton Buzzard, LU7 4QW

Price £395,000

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 **QUARTERS**  
YOUR NEXT MOVE

# Stanbridge Road

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We are delighted to offer for sale this three bedroom semi-detached family home, situated on the established Stanbridge Road. Built in 2010 - offering the reassurance of modern construction without the feel of a large new build development - this excellent family home combines contemporary styling with generous proportions, ample driveway parking and south-easterly facing rear garden. Viewing is highly recommended to fully appreciate the versatile layout on offer.

## Location:

Stanbridge Road remains an exceptionally popular location for first time buyers and families looking for popular schooling, good transport links, local parks and shops, whilst remaining close to the historic market town centre. 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 accommodation begins with a welcoming entrance hall providing doors to the kitchen/breakfast room, lounge and cloakroom/WC, with stairs rising to the first floor. The cloakroom/WC sits to the right and is finished with a tiled floor, while the remainder of the ground floor benefits from attractive engineered wood flooring, creating a cohesive and high-quality feel throughout. The kitchen/breakfast room is both stylish and practical, fitted with a range of wall and base level units complemented by integrated dishwasher, fridge freezer, double oven and hob with hood over, plus space for a washing machine. An area to rear of the kitchen would comfortably accommodate a breakfast table. The lounge is a well-proportioned and inviting space with ample room for a variety of furniture arrangements. Double glazed French doors open into the conservatory, which has been significantly enhanced with an insulated roof - allowing this versatile space to be enjoyed comfortably all year round. From here, there are pleasant views over the rear garden.





### First Floor:

The first floor landing provides access to two generous double bedrooms and the family bathroom, along with a built-in storage cupboard and stairs rising to the second floor. Both bedrooms on this level are excellent sized doubles, one facing the front aspect and the other overlooking the rear garden, each offering ample space for wardrobes and additional furniture. The family bathroom has been fitted with a four piece suite comprising of a low level WC, wash hand basin, panel bath and walk-in shower cubicle. Stylish tiling completes the space, creating a modern and well-appointed finish.

### Second Floor:

The master suite occupies the top floor, offering a spacious and private retreat. The landing benefits from natural light via a Velux window. The master bedroom itself is a generous room with ample space for a full range of bedroom furniture. An adjoining ensuite shower room comprises low level WC, wash hand basin and shower cubicle, completing this well-designed suite. Notable to the second floor is the eaves storage to both front and rear, which spans the width of the property, adding convenient storage.



### Outside:

To the front of the property, the driveway provides off-street parking for multiple cars and there is gated access to the rear. The rear garden features a small paved patio area which sits directly off the conservatory, while the remainder of the garden is laid mainly to lawn and enclosed by panel fencing. A timber shed is neatly positioned to one corner.



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: 1185 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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