



Russell Way

Leighton Buzzard, LU7 3NG

Offers In Excess Of £325,000

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**QUARTERS**  
YOUR NEXT MOVE

## Russell Way

Leighton Buzzard, LU7 3NG

We are delighted to offer for sale this three bedroom semi-detached family home, situated within a popular and established residential setting and offered to the market with no upper chain. Having been well cared for over the years, the property offers spacious accommodation comprising: Entrance hall, lounge, kitchen/dining room, ground floor bathroom and three double bedrooms. Additional benefits include driveway parking, garage, mature gardens and excellent potential to extend, subject to any necessary planning permissions. Viewing is highly recommended.

### Location:

The Brooklands area of Leighton Buzzard has remained popular since its inception, providing generous family homes in a mature residential setting. The properties here benefit from numerous popular local schools within walking distance, as well as local shops and amenities. Furthermore the area remains within walking distance of the Market Town Centre, and Mainline Train Station, with trains to London Euston in as little as 30 minutes. The town also boasts excellent transport links by road, with the nearby A5 providing access to the nearby towns of Milton Keynes and Aylesbury, and Junction 11A of the M1 providing a route to London and beyond. 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 property is entered via a welcoming entrance hall which provides access to the principal accommodation, together with stairs rising to the first floor and a courtesy door leading to the side of the property. The lounge is a well-proportioned reception room, enjoying pleasant views over the front garden through a large window which allows natural light to flood the room. There is ample space for a variety of furniture arrangements, whilst an attractive open fireplace creates a focal point and adds character to the room. Double doors lead through to the kitchen/dining room, allowing the spaces to work equally well independently or as one larger entertaining area. Positioned to the rear of the property, the kitchen/dining room is fitted with a range of wall and base level units complemented by roll-edged work surfaces and provides spaces for a variety of appliances. There is room for a dining table, making the room ideal for family meals and day-to-day living, whilst views over the rear garden create a pleasant backdrop. Completing the ground floor is the bathroom, fitted with a three-piece suite comprising a low level WC, wash hand basin and panelled bath, with tiling to water-sensitive areas.





### First Floor:

The first floor landing provides access to the loft space and benefits from a built-in airing cupboard. There are three genuine double bedrooms, a rarity for homes of this style, making the property an excellent choice for growing families. The front bedroom enjoys an outlook over the front aspect, whilst the two rear bedrooms benefit from attractive views across the mature rear garden, creating peaceful spaces in which to relax.

### Outside:

To the front of the property is a well-maintained lawned garden with established borders stocked with a variety of plants and shrubs that provide colour and interest throughout the seasons. A driveway extends alongside the property, providing off-road parking and access to the garage, front entrance and gated rear access. The rear garden is undoubtedly one of the property's standout features. A generous patio area spans the rear of the house, creating an ideal setting for outdoor dining and entertaining. Beyond, an extensive lawn stretches away from the property and is framed by a wealth of mature shrubs and established planting, creating a wonderful sense of privacy and maturity. To the side of the property, a courtesy door opens into the garage, whilst a timber storage shed beyond provides additional practical storage.

### Garage:

The garage is accessed via the driveway and benefits from a courtesy door from the garden, making it ideal for secure parking, storage or workshop use. The rear of the garage has been opened to a covered store area which is linked to a timber shed.

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: 1086 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)