



Chamberlains Gardens, Leighton Buzzard, LU7 3AP

£525,000



- **Detached Family Home**
- **Quietly Tucked Away with Private Corner Plot Garden**
- **Four Bedrooms**
- **Unique Layout with Flexible Rooms and Accommodation**
- **Driveway Parking & Garage**
- **Generous Sized Wrap-Around Woodland Garden**
- **Excellent School Catchments**
- **Sought After Cul De Sac Location**
- **No Upper Chain, Offering Potentially a Smooth and Timely Process**
- **Close proximity to Rushmere & Stockgrove Country Parks**

Quietly positioned within the sought-after Chamberlain Gardens, a leafy cul-de-sac just off Heath Road in Leighton Buzzard, this superb detached family home sits on an impressive, private corner plot, a hidden gem offering both peace and plenty of space.

Inside, the home offers a distinctive layout with generous, flexible living spaces spread across two floors, complemented by vaulted ceilings and a beautiful galleried landing, whilst outside there is a wrap-around corner woodland garden, with a high degree of natural privacy and peaceful surroundings!

About the Location.....

Chamberlains Gardens is a leafy, residential cul-de-sac off Heath Road in a highly-desirable area of Leighton Buzzard, ideally positioned between the town centre, high street and the village of Heath & Reach. This exclusive non-through road is known for its well maintained properties, mature landscaping, and serene surroundings. Residents enjoy the perfect blend of privacy and convenience, with easy access to local amenities including the town centre, set within excellent school catchments, and transport links. The quiet setting makes it an ideal location for families, retirees, or professionals seeking a tranquil retreat while remaining well-connected to the heart of Leighton Buzzard and nearby areas.

Leighton Buzzard is a thriving market town with a twice weekly market along a mostly Georgian High Street. The town is becoming well known for its convenient location for both London and the North and now provides a variety of traditional family-owned local shops, cafes, hairdressers, dentists, doctors, vets, pubs, restaurants and banks together with Tesco, Waitrose, Marks and Spencer, Morrisons, Homebase and Aldi to name a few.

This home is located just a few minutes' walk from Rushmere Country Park that was taken into ownership by the Greensand Trust in recent years to allow extensive woodland walks through the park, and onto Stockgrove Park that has been enjoyed by the public for decades.

On the doorstep of the home (300 yards) is the well regarded local members Golf Course of Leighton Buzzard with full 18 hole course and clubhouse, and just further afield (on foot) you can join the banks of the Grand Union Canal and walk for hours.

Nearby is the City of Milton Keynes which provides superb shopping and leisure facilities including the impressive Xscape Centre housing the ski dome, an excellent theatre with regular shows, many restaurants and renowned purpose-built shopping complex.





This uniquely designed family home offers spacious and flexible accommodation arranged over two floors, with the benefit of loft access and a garage providing excellent storage options.

Stepping inside, you're welcomed into a convenient entrance hall with a downstairs WC. The heart of the home is a stunning central dining area with a striking vaulted ceiling, a perfect space for family meals and entertaining. From here, there's access to both the kitchen and the lounge, creating a natural flow throughout the ground floor.

The modern fitted kitchen features an excellent range of wall and base modern gloss units, floor-to-ceiling pull-out storage, and integrated appliances, ideal for busy family life. The ground floor also includes two well proportioned bedrooms, serviced by a Jack and Jill shower room, offering flexibility for guests, children, or a home office.



At the rear, the spacious lounge enjoys a feature full-height brick wall with fireplace, creating a warm and inviting atmosphere. French doors open directly onto the garden, seamlessly blending indoor and outdoor living.

Upstairs, the galleried landing overlooks the dining area below and leads to two further bedrooms and a family bathroom, making this an ideal layout for growing families.

To the front there is the paved driveway providing ample off road parking. The boundaries are enclosed fenced boundaries, as well as a gated side access lead through to the back garden.

The property enjoys a beautifully private wrap-around garden, perfectly complementing its secluded position. Enveloped by mature trees and established shrubs, the outdoor space exudes a wonderful woodland atmosphere, offering both tranquility and charm throughout the seasons.

To the rear, a generous paved patio area provides the ideal spot for alfresco dining, morning coffee, or evening relaxation, with views of the surrounding greenery. The neatly kept lawn sits against a gently elevated rockery, softened by moss and planting, adding texture and character to the garden.



A series of stone steps lead up through the greenery to a further raised section, enhancing the sense of depth and natural beauty also providing future potential to add home offices or garden rooms.

The garden continues along the side of the home, with further areas of lawn framed by leafy borders and sheltered spots that invite you to sit and enjoy the peace and quiet. This delightful outdoor space offers something for the whole family from play areas for children, to tranquil corners for nature lovers, and plenty of potential for keen gardeners to make it their own.

There is a driveway to the front of the property for three to four vehicles. Additional parking is available within the Garage attached to the property.

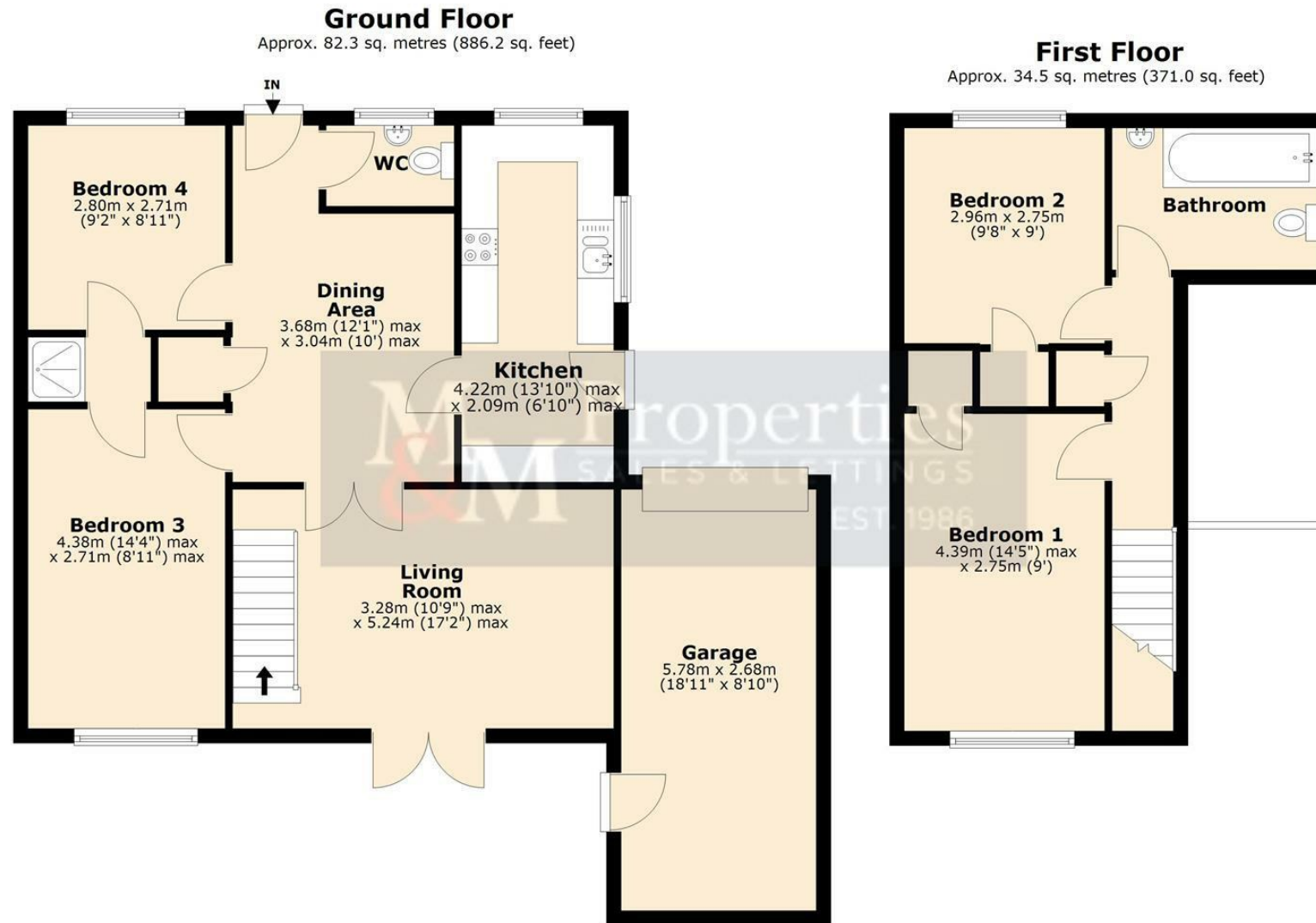
The Garage itself has power and light connections, accessed through an up and over door at the front or a courtesy door in the garden.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Council Tax Band E.



Floor Plan



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

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