



Billington Road
Leighton Buzzard, LU7 4TG

Price £325,000



3



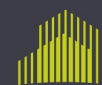
1



1



D



QUARTERS
YOUR NEXT MOVE

Billington Road

Leighton Buzzard, LU7 4TG

Quarters are delighted to offer for sale this three bedroom end of terrace Victorian home located walking distance to the Town Centre. The property is presented to the market in excellent order with accommodation comprising: Entrance hallway, lounge, dining room, refitted kitchen, utility room, cloakroom/WC, three bedrooms and a first floor refitted bathroom. Additional benefits include double glazing, gas heating and landscaped rear garden. Viewing is highly recommended.

Location:

Billington Road is situated within walking distance of the historic market town centre, which provides a range of shops, restaurants and bars, as well as the regular market. 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:

Enter via a composite front door into a welcoming entrance hall with stairs leading to the first floor. A doorway opens into the dining room, which sits at the heart of the home and enjoys ample space for a family-sized dining table, with additional storage space under the stairs. The room flows seamlessly into the front lounge which benefits from a bay window with fitted seat and a feature fireplace, creating a cosy and inviting atmosphere. To the rear, the kitchen is fitted with a range of wall and base level units with roll edged work surfaces, an integrated oven and hob with hood over, and space for a dishwasher. The room is open to a useful utility area which includes matching units and integrated fridge freezer, with further spaces for a washing machine and additional under-counter appliance. A cloakroom/WC is also accessed from the utility, and a rear door opens to the garden.





First Floor:

The first floor landing provides access to all rooms. The master bedroom is positioned at the front of the property and spans the full width, offering generous proportions and a built-in storage cupboard. There are two further bedrooms ideal for children, guests or use as a study or dressing room. The accommodation is completed by a stylish refitted family bathroom comprising of a low level WC, vanity wash hand basin and panel bath with shower over.

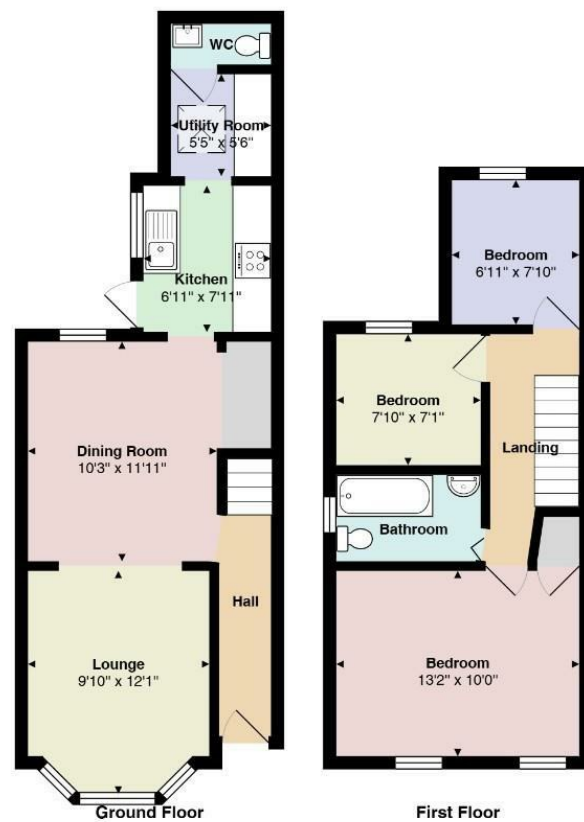
Outside:

To the rear is a generous garden which is mainly laid to lawn with well-stocked shrubbery to the borders. A paved patio area provides a perfect spot for entertaining and outdoor dining. A timber shed sits to one corner, offering additional storage. The garden enjoys a good level of privacy and benefits from side access. The property is ideally situated within easy reach of local shops, amenities, schools and Leighton Buzzard mainline train station, providing fast links to London Euston.



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: 767 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