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1 Cheviot Close, Leighton Buzzard, LU7 2UL

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Guide Price £540,000

- BEAUTIFULLY PRESENTED THREE-BEDROOM FAMILY HOME
- SOUGHT-AFTER RESIDENTIAL LOCATION IN LINSLADE, LEIGHTON BUZZARD
- WELL-APPOINTED KITCHEN AND DOWNSTAIRS CLOAKROOM
- ENCLOSED MATURE REAR GARDEN WITH DEDICATED SEATING AREA
- CONVENIENT ACCESS TO LOCAL AMENITIES AND COMMUTER LINKS
- NO ONWARD CHAIN
- BRIGHT CONSERVATORY OVERLOOKING THE REAR GARDEN
- PRINCIPAL BEDROOM BENEFITING FROM A WALK-IN WARDROBE
- DRIVEWAY PARKING AND INTEGRAL GARAGE
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)

Situated within a highly desirable residential location in Linslade, Leighton Buzzard, this beautifully presented three-bedroom home offers spacious and versatile accommodation, complemented by a mature enclosed rear garden, driveway parking and an integral garage. With no ONWARD CHAIN.

The property has been thoughtfully maintained throughout, offering an excellent balance of comfortable living space and practicality, making it an ideal choice for families, professional couples and those looking to enjoy a peaceful yet convenient setting.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground floor accommodation, including a convenient downstairs cloakroom.

The impressive lounge/dining room forms the heart of the home, offering a wonderfully spacious and versatile environment for both everyday living and entertaining. With ample room for comfortable seating and a dedicated dining area, this inviting space benefits from excellent natural light and enjoys direct access to the conservatory.

Overlooking the rear garden, the conservatory provides an additional reception area, ideal for relaxing with views across the mature greenery and creating a seamless connection between the house and garden.

The well-appointed kitchen offers a practical layout with a range of fitted units, worktop space and provision for essential appliances. Conveniently positioned alongside the main living accommodation, it also benefits from access to the integral garage, providing valuable additional storage and potential for further versatility, subject to the necessary consents.

Ascending to the first floor, the property continues to impress with three well-proportioned bedrooms, each offering comfortable accommodation. The principal bedroom enjoys the additional benefit of a walk-in wardrobe, providing excellent storage, while the remaining bedrooms offer flexibility for family members, guests or those requiring a dedicated home office.

A family bathroom, fitted with a three-piece suite, completes the first-floor accommodation.

Outside, the property enjoys an attractive, mature and enclosed rear garden, providing a wonderful degree of privacy and a peaceful setting in which to relax. With established planting and a dedicated seating area, the garden offers an ideal environment for outdoor dining, entertaining family and friends, or simply enjoying the warmer months.

To the front, driveway parking provides convenient off-road parking and leads to the integral garage, offering further secure storage or parking.

This property also has potential to extend - subject to planning permission.

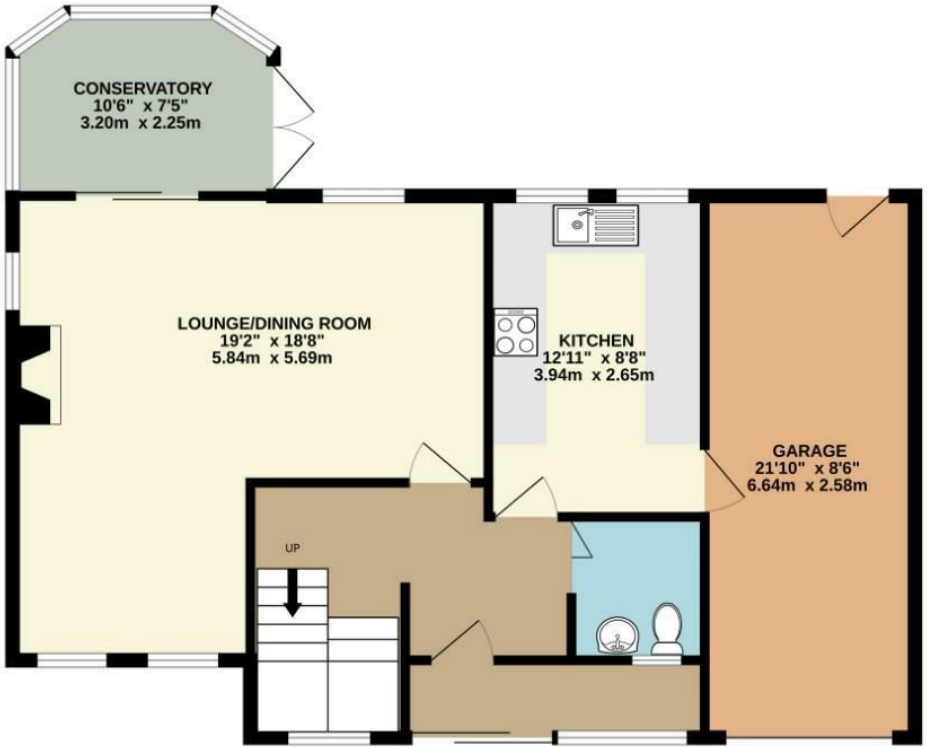
Cheviot Close is a sought-after residential setting within Leighton Buzzard, ideally positioned for access to the town's excellent selection of shops, cafés, restaurants and everyday amenities. Families are well catered for by a choice of local schooling, while nearby parks and green spaces provide opportunities for walking and recreation.

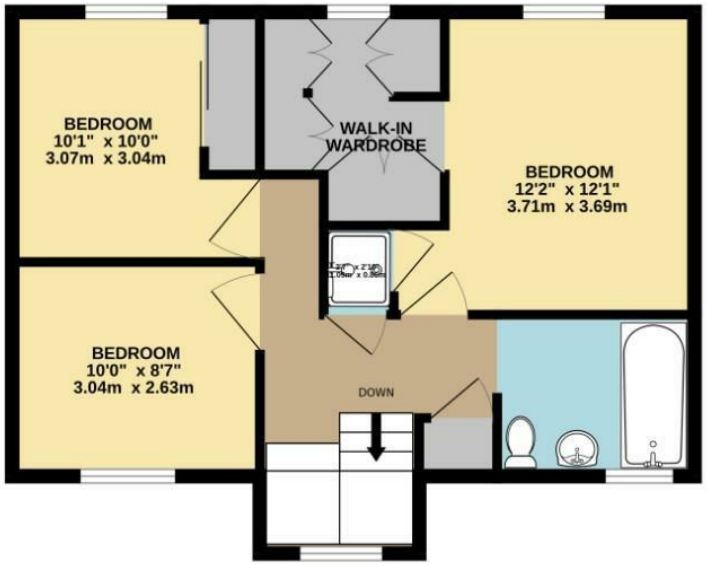
For commuters, Leighton Buzzard railway station offers direct services towards London Euston, while the A5 and M1 provide convenient road connections to surrounding towns and beyond.

Combining generous accommodation, a mature private garden and a desirable residential location, this attractive home presents a fantastic opportunity for purchasers seeking comfortable and well-connected living in Leighton Buzzard.

GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.

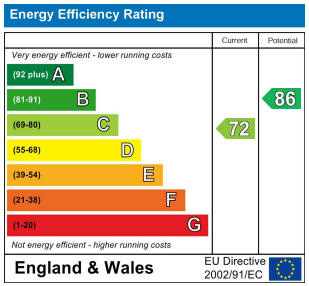
1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.

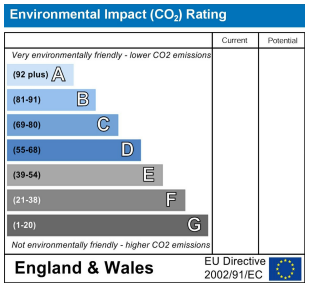




TOTAL FLOOR AREA : 1362 sq.ft. (126.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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