



Richmond Road
Leighton Buzzard, LU7 4RF

Price £425,000



 **QUARTERS**
YOUR NEXT MOVE

Richmond Road

Leighton Buzzard, LU7 4RF

We are delighted to offer for sale this beautifully presented three bedroom detached family home, situated within a mature and highly regarded residential area, just a short walk from Leighton Buzzard town centre. Offering spacious and well-planned accommodation throughout, the property comprises: Entrance porch, cloakroom/WC, entrance hall, lounge, dining room, fitted kitchen, three double bedrooms and a family bathroom. Additional benefits include a block paved driveway providing parking for three vehicles with an electric vehicle charging point, a southerly facing rear garden and gas central heating. Viewing is highly recommended.

Location:

Richmond Road remains a 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. 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:

An entrance porch provides a practical space for coats and shoes whilst also giving access to the cloakroom/WC. A further door opens into the welcoming entrance hall, where stairs rise to the first floor with a useful storage cupboard beneath. The kitchen is beautifully presented and fitted with a stylish range of shaker-style wall and base level units complemented by generous work surfaces. There is space for both a fridge/freezer and washing machine, whilst integrated appliances include a wine cooler, dishwasher, oven and four-ring gas hob with extractor hood over. The layout creates a highly practical space for everyday family living. A doorway leads through to the dining room, which is finished with attractive wood-effect flooring and comfortably accommodates a family-sized dining table. Double glazed French doors overlook and open directly onto the rear garden, allowing natural light to flood the room whilst creating a seamless connection between the indoor and outdoor living spaces. Open to the dining room, the lounge enjoys a pleasant front aspect and provides generous space for a wide variety of living room furniture. The open-plan arrangement creates a wonderful family environment whilst retaining clearly defined living and dining areas, making it equally suited to everyday life and entertaining.



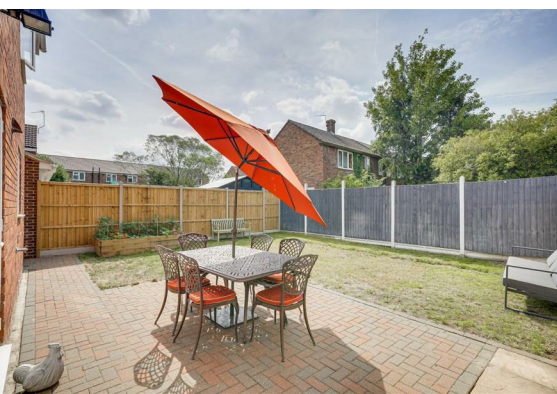


First Floor:

The first floor landing provides access to three generously proportioned bedrooms and the family bathroom, making this an ideal home for families of all ages. The master bedroom enjoys a front aspect and is an excellent double room featuring fitted wardrobes spanning one wall, whilst still offering ample space for additional bedroom furniture. Bedroom two overlooks the rear garden and is another particularly spacious double room, providing plenty of flexibility for wardrobes and further furnishings. Bedroom three is also positioned to the rear and is a comfortable double bedroom, making this an increasingly rare three-bedroom home where all bedrooms offer excellent proportions. The family bathroom is well presented and fitted with a modern three-piece suite comprising a low level WC, vanity wash hand basin and panelled bath with shower over. Contemporary tiling to both the walls and floor completes the room beautifully.

Outside:

To the front of the property, a block paved driveway provides off-road parking for up to three vehicles and benefits from an electric vehicle charging point. Gated side access leads through to the rear garden. The southerly facing rear garden has been designed to provide an excellent outdoor space for both relaxation and entertaining. A generous block paved patio sits immediately outside the property, creating the ideal setting for al fresco dining, whilst the remainder of the garden is laid mainly to lawn. Enclosed by panel fencing, the garden enjoys a good degree of privacy and benefits from a tucked-away storage area to one side of the property, ideal for sheds and garden equipment. The sunny southerly aspect ensures the garden enjoys natural sunlight throughout the day.



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: 1103 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