



Claridge Close

Leighton Buzzard, LU7 4TW

Offers In Excess Of £280,000



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QUARTERS
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We are delighted to offer for sale with complete upper chain this two double bedroom mid terrace home located on this popular modern development. The property is presented to the market with accommodation comprising; Entrance hallway, cloakroom/WC, lounge/dining room, fitted kitchen, two double bedrooms both with ensuites. Additional benefits include double glazing, gas heating, garden and allocated parking to the front. Viewing is highly recommended.

Location:

The highly desirable cul-de-sac location of Claridge Close lies a short walk from the picturesque Astral Lake in the thoughtfully planned residential development of Sandhills. This location enjoys a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and is within walking distance of sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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 ground floor provides a welcoming entrance with doors leading to the cloakroom/WC, roomy storage cupboard, lounge/diner and kitchen. The kitchen provides ample space for a range of white goods to suit all needs with pleasant views to the front. The bright and generous lounge/diner is to the rear, offering ample space for both relaxation and entertaining. The patio doors lead to the rear garden.

First Floor:

To the first floor, the property continues to impress with two generous double bedrooms, each benefiting from its own en-suite facility. This rare configuration offers excellent convenience and privacy, making the home particularly appealing to sharers, guests, or as an investment opportunity.

Outside:

Outside, the property enjoys a private rear garden, offering a pleasant space for relaxation or outdoor dining. To the front, there is allocated parking, ensuring practicality and ease for residents and visitors alike.



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: 711 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.

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