



Woodman Close
Leighton Buzzard, LU7 3NU

Offers In Excess Of £500,000



QUARTERS
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We are delighted to offer for sale, a well-presented four-bedroom detached family home, quietly positioned within a popular residential cul-de-sac in Leighton Buzzard, offering a spacious open plan kitchen/diner/family room, separate lounge, four bedrooms, ensuite, family bathroom, private rear garden, driveway parking for multiple cars. Viewing is highly recommended to appreciate this stunning home.

Location:

Woodman Close is a popular, mature residential setting within easy walking distance of the 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

The ground floor is arranged around a welcoming entrance hall, leading to a separate lounge positioned to the front of the property, providing a comfortable and private space to relax. To the rear, the home really comes into its own with a generous open plan kitchen, dining and family room, forming the heart of the house. This versatile space is ideal for both everyday living and entertaining, with ample room for cooking, dining and informal seating, and with doors opening directly onto the garden. A utility room is situated off this space, with a door to the outside. A downstairs cloakroom completes the ground floor accommodation.





First Floor:

The first floor offers four well-proportioned bedrooms, including a master bedroom with fitted storage. From the room, there is a generous ensuite shower room. The remaining bedrooms are flexible in use, making them ideal for children, guests or home working, all served by a modern family bathroom which comprises of a low level WC, panel bath with shower over and wash basin.



Outside:

The rear garden is fully enclosed and offers a private, low-maintenance setting, the patio area makes it perfect for outdoor dining, children's play or relaxing during the warmer months. To the front, the property benefits from off-road parking via a paved driveway, with the remainder a paved boarders and shrubbery.



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: 1412 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.