



Millstream Way

Leighton Buzzard, LU7 3WJ

Offers In Excess Of £340,000

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 **QUARTERS**
YOUR NEXT MOVE

Millstream Way

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We are delighted to offer for sale this well proportioned three bedroom semi-detached family home, situated within a quiet cul-de-sac on the popular Millstream Way and enjoying a private rear aspect backing directly onto parkland. The property offers spacious and well balanced accommodation including a generous lounge/dining room, kitchen and conservatory, with further benefits including driveway parking, a landscaped rear garden and a highly convenient location within walking distance of the town centre and mainline station. Viewing is highly recommended to fully appreciate both the setting and potential this property has to offer.

Location:

Millstream Way is a popular residential cul-de-sac, ideally positioned within walking distance of Leighton Buzzard town centre, offering a range of shops, restaurants and everyday amenities, along with the regular market. The property is particularly well located for access to schooling for all ages and is approximately a 15 minute walk from the mainline train station, providing direct links into London Euston. The nearby by-pass offers convenient road access towards Aylesbury and Milton Keynes, as well as connections to the M1. The area also benefits from a number of nearby green spaces including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and Rushmere Country Park, enhancing the overall lifestyle appeal.

Ground Floor:

The property is entered via an entrance hallway which provides access to the principal ground floor accommodation, along with a cloakroom/WC. The kitchen is positioned to the front and offers a good range of storage and work surface space, providing a practical layout for day-to-day use. To the rear, the lounge/dining room is a particularly generous space, comfortably accommodating both seating and dining arrangements, with ample wall space allowing flexibility for a variety of furniture layouts. This room benefits from a pleasant outlook towards the garden and flows through to the conservatory, which provides an additional reception area enjoying excellent natural light and views over the rear garden, creating a strong connection between the indoor and outdoor space.





First Floor:

The first floor landing provides access to three bedrooms and the family bathroom, along with loft access. Two of the bedrooms are well proportioned doubles, both benefiting from views over the parkland to the rear, offering a peaceful outlook, while the third bedroom provides a practical single room, ideal for use as a nursery, home office or guest room. The family bathroom is fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panel bath with shower over.

Outside:

To the front, the property benefits from a block paved driveway providing off-road parking and leading to the entrance. The rear garden has been landscaped by the current owners and is designed for ease of maintenance, laid predominantly to paving and offering a private and enclosed space ideal for outdoor seating and entertaining. A particular feature of the garden is its direct access and outlook onto parkland, ensuring it is not overlooked to the rear and providing an open and pleasant setting.



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: 920 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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