



Churchill Road
Leighton Buzzard, LU7 3ED

Offers In Excess Of £400,000



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We are delighted to offer for sale this extended four bedroom semi-detached family home, situated within this well established residential setting and offering spacious and versatile accommodation throughout. The property has been thoughtfully improved by the current owners and provides accommodation comprising: Entrance hall, dining room, lounge, refitted kitchen, utility room, cloakroom/WC, four bedrooms and a family bathroom. Additional benefits include shutter blinds to windows, double glazing, gas central heating generous driveway parking and a substantial rear garden with garden room and summer house with hot tub. Viewing is highly recommended.

Location:

Churchill Road is a popular residential area within Leighton Buzzard, well positioned for access to local schooling, shops and everyday amenities. The town centre is within easy reach and offers a wide range of cafés, restaurants and retail options, along with the historic High Street market. Leighton Buzzard mainline railway station provides direct services to London Euston in around 30 minutes, making the area ideal for commuters. Road links via the A5, A505 and M1 also provide convenient access to Milton Keynes, Aylesbury and beyond. The surrounding area offers a number of parks and green spaces, along with canal-side walks.

Ground Floor:

Enter via the front door into a welcoming entrance hall, where solid oak flooring flows underfoot and continues through into the dining room and lounge. The hallway also provides access to the kitchen and stairs rising to the first floor. The dining room sits to the front aspect and comfortably accommodates a family sized dining table, making it an ideal space for both everyday meals and entertaining. Double doors open through to the lounge, allowing flexibility between open-plan and more defined living spaces. The lounge is a well proportioned room with ample space for a variety of furniture arrangements. Double glazed patio doors open onto the rear garden, allowing natural light to fill the room and providing a pleasant outlook. The kitchen has been refitted with a stylish range of matt finish wall and base level units with Quartz worksurfaces over and Neff integrated appliances, creating a modern and practical workspace. A door provides access to the side of the property, while a rear extension has created a useful utility room with space and plumbing for appliances, along with a cloakroom/WC.





First Floor:

The first floor landing provides access to all four bedrooms and the family bathroom, along with a built-in storage cupboard. There are two generous double bedrooms and two well proportioned single bedrooms, offering flexibility for families of all sizes, as well as those requiring space for guests or home working. The family bathroom has been refitted with a contemporary three piece suite comprising a low level WC, wash hand basin and walk-in shower cubicle, finished with modern tiling.

Outside:

To the front of the property is an expansive driveway providing off street parking for multiple vehicles, with gated access leading through to the rear garden. The rear garden is a particularly impressive feature of the home, enjoying a southerly aspect and offering a high degree of privacy. A paved patio area sits directly off the property, creating an excellent space for outdoor dining and entertaining, complemented by a summerhouse with hot tub. The remainder of the garden is laid mainly to lawn, extending to the rear where a substantial outbuilding provides excellent potential for a variety of uses such as a home office, gym or studio.



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



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