Harrow Road

Leighton Buzzard, LU7 4UF

Offers In Excess Of £500,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this four bedroom link-detached family home located on this sought after road and walking distance to the town centre. The property provides spacious and versatile accommodation comprising: Entrance, cloakroom/WC, dining/family room, refitted kitchen/breakfast room, lower ground floor reception room, utility room, 23ft lounge, conservatory, four generous bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, private south facing rear garden, store (former garage) and ample driveway parking. Viewing is highly recommended.

Location:
The popular mature residential setting of Harrow Road is conveniently situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. This location 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.

Ground Floor:
The front door opens to a small hallway which provides access to the cloak room/WC on the left and continues through to the dining/family room. The dining/family room allows plenty of room for a variety of furniture to suit day to day needs, and there are stairs leading down to the lower ground floor and up to the first floor. The room is also open to the refitted kitchen/breakfast room which is arranged with a range of wall and base level units and work surfaces which incorporate a breakfast bar.

Lower Ground Floor:
The lower ground offers additional flexibility, with a large reception room suitable for use as an additional lounge, home office or hobbies room, perfectly complementing modern lifestyles. Off the room is a utility room which leads through to the former garage, now a store, and there is also an access door to the garden.

First Floor:
The split level design leads up to a bright and airy lounge which enjoys views across the garden. There is ample space for a range of furniture to suit all needs. Patio doors open into a generous conservatory which is a pleasant spot to pass time with views of the garden.

Second Floor:
The landing continues with four well proportioned bedrooms arranged across the upper levels, including a generous master bedroom and three further good sized bedrooms which offer flexibility for family, guests or home working. These are served by a family bathroom fitted with a three-piece suite including bath with shower over, wash hand basin and WC, finished nicely with complimentary tiling.

Outside:
to the front is a good sized block paved driveway with an additional space laid to slate chippings. The tied rear garden is southerly facing, which ensures a wealth of sunlight throughout the day. The garden has been thoughtfully landscaped to include various tiers, with a generous paved patio area off the back of the property providing the perfect spot for entertaining. The each of the remaining tiers are laid mainly to lawn with retaining sleepers, and the views across the town provided from the top tier are exceptional.

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.

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