



Riverside

Leighton Buzzard, LU7 3HX

Guide Price £350,000



QUARTERS

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## Riverside

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We are delighted to offer for sale with no upper chain this three bedroom family home located in this sought after quiet cul-de-sac which is conveniently situated within walking distance of the town centre. The property is presented to the market in good order, although in need of some modernisation, and provides accommodation comprising: Entrance hall, lounge, kitchen/dining room, cloakroom/WC, three bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, landscaped garden and a garage. Viewing is highly recommended to appreciate the space.

### Location:

Riverside is a quiet cul-de-sac situated off the prestigious Plantation Road and in close proximity to the town centre, which presents a wealth of local amenities just few minutes walk away. There are also footpaths leading to the nearby river Ouzel and Grand Union canal. There are also a number of popular schools nearby to choose from locally. The mainline rail station is approximately 1.3 miles away, with trains to London Euston in as little as 30 minutes. 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, 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:

Enter into the good sized hallway there are stairs leading to the first floor and doors to the lounge, kitchen/dining room and cloakroom/WC. The lounge is bright and spacious, allowing for a range of living room furniture with a fireplace in the heart of the room. The kitchen/diner is to the rear of the property and has a range of wall and base line units. There is ample space for a dining room table. A double glazed door provides access to the conservatory which has panoramic views of the rear garden.

### First Floor:

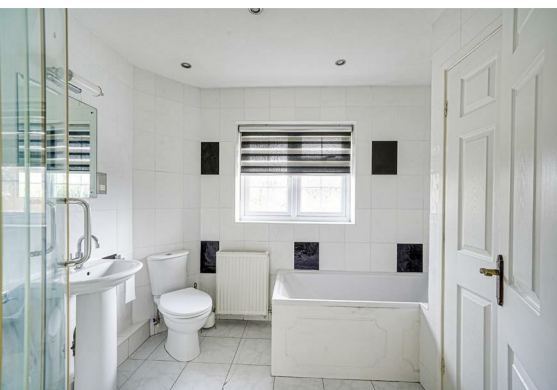
The landing provides an airing cupboard plus access to the loft space, three bedrooms and family bathroom. There is a generous master bedroom to the front with double fitted wardrobes, perfect for storage. A single bedroom/study also faces the front. At the rear of the property is a good sized double bedroom, which allows for a range of furniture to suit all needs. A generous bathroom fitted with four piece suite comprising of a low level WC, pedestal wash hand basin, panel bath and shower cubicle.

### Outside:

To the front of the property is a garden with a variety of colourful shrubbery, with a path and steps leading to the front door. To the rear is a mature garden with block paved patio and lawn areas with mature shrub borders.

### Garage:

This property comes with a garage in a nearby block, which is access via up and over door.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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 purchaser's 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: 1063 ft<sup>2</sup>

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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