



Meadow Way  
Leighton Buzzard, LU7 3XS

Price £269,995



QUARTERS  
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## Meadow Way

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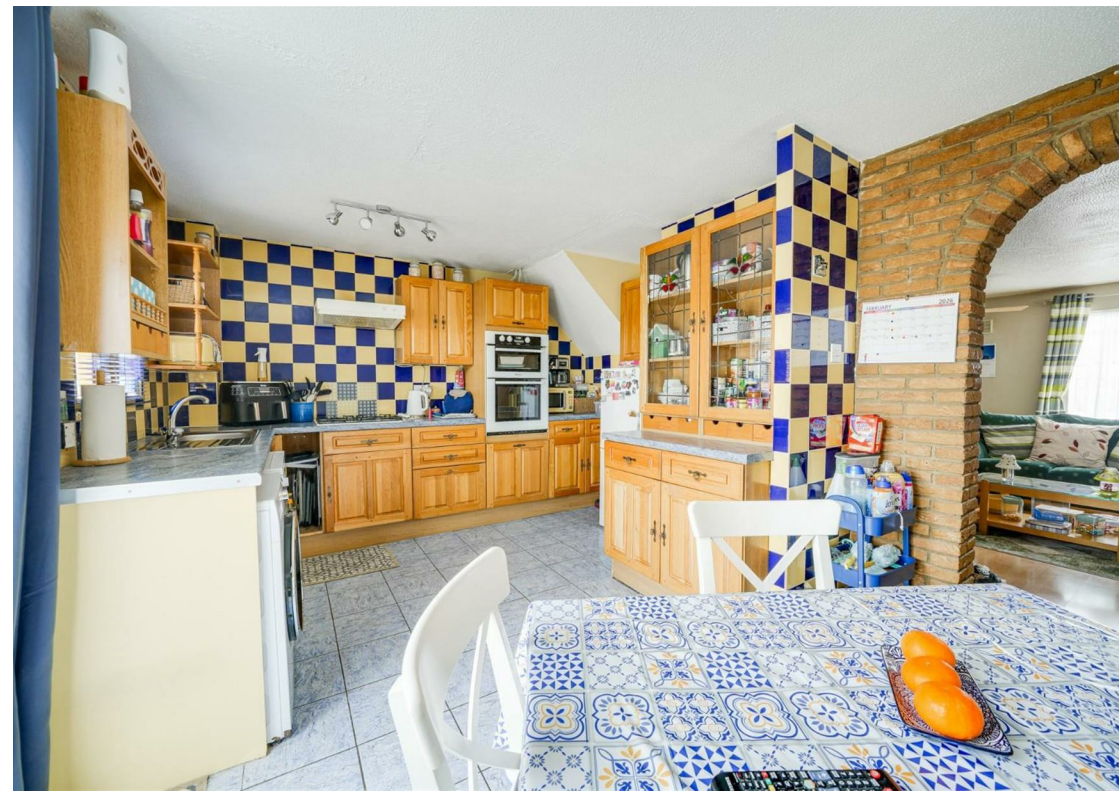
We are delighted to offer for sale this three bedroom terraced family home, situated in this established residential setting and offered to the market with excellent potential for modernisation and improvement. The property provides well-proportioned accommodation comprising: Entrance porch, lounge, kitchen/dining room, three bedrooms, family bathroom and separate WC. Additional benefits include gas central heating, front store, low maintenance rear garden and direct access onto a nearby park. Viewing is recommended to appreciate the opportunity on offer.

### Location:

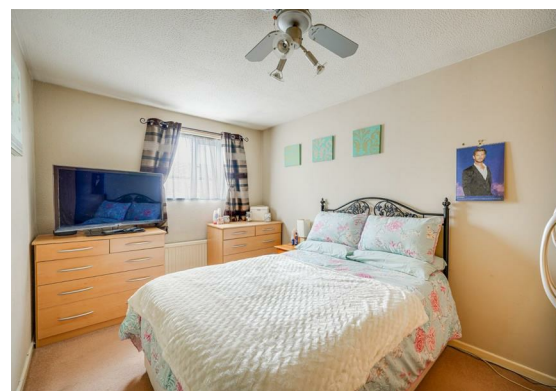
Meadow Way is a mature residential setting with a range of well proportioned family homes, popular with first time buyers and families looking for generous living accommodation, close proximity to popular schooling, good transport links, local parks and shops. The property is well situated for access to road transport links, with the nearby bypass 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.

### Ground Floor:

Enter via a UPVC front door into the entrance porch, which provides practical space for coats and shoe storage. A further door opens into the spacious lounge, which features wood effect flooring and comfortably accommodates a range of living room furniture. Stairs rise to the first floor and an opening leads through to the kitchen/dining room, creating a sociable layout. Spanning the rear of the property, the kitchen/dining room is fitted with a range of wall and base level units with work surfaces over, incorporating an integrated double oven and four ring gas hob. There are designated spaces for a washing machine, dishwasher and fridge freezer, while tiled flooring enhances practicality. The room comfortably accommodates a family dining table and double glazed French doors open directly onto the rear garden, allowing plenty of natural light.







### First Floor:

The landing provides access to all three bedrooms, the family bathroom and separate WC, as well as a built-in storage cupboard housing the central heating boiler. The master bedroom is a good sized double positioned to the front aspect and benefits from a built-in wardrobe. Bedroom two sits to the rear, also including a built-in wardrobe and enjoying pleasant views across the adjacent park. The third bedroom is located to the front and is a well-proportioned single room, suitable for use as a child's bedroom, nursery or home office. The family bathroom is fitted with a panel bath with shower over and pedestal wash hand basin, with tiling to both floor and walls. A separate WC is positioned alongside.

### Outside:

To the front of the property is a useful external store positioned adjacent to the porch, with a pathway leading to the front entrance. The rear garden is designed for low maintenance, laid mainly to paving with gravelled borders. A brick-built shed provides additional storage, and a rear gate offers direct access onto the neighbouring park, a particularly appealing feature for those seeking immediate access to open green space.



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: 879 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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