



**The Vyne, Weston Avenue, Leighton Buzzard**  
LU7 4JT

**Guide Price £200,000**



# The Vyne, Weston Avenue, Leighton Buzzard

## DESCRIPTION

Nestled in the serene setting of The Vyne, Leighton Buzzard, this charming two double bedroom park home is an ideal retreat for those aged over 55. The property boasts a well-presented interior, offering a comfortable living space that is both inviting and practical.

Upon entering the property, you are welcomed by an entrance hall leading to a generous-sized lounge which forms the main living space. A separate dining room provides an ideal area for entertaining, while the kitchen is complemented by a separate utility room for added convenience.

The accommodation includes a spacious main bedroom benefiting from an en-suite, a second well-proportioned double bedroom, and a separate shower room.

Outside, the property features a low-maintenance garden, allowing you to enjoy the beauty of nature without the burden of extensive upkeep. Additionally, there is a driveway that accommodates two vehicles, with a further visitor car park for your guests.

This park home is situated within a friendly community, making it an excellent choice for those seeking a peaceful lifestyle while remaining close to local amenities. With its thoughtful design and prime location, this property is a wonderful opportunity for anyone looking to downsize.

Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, with a number of parks, good schools, and an active community.

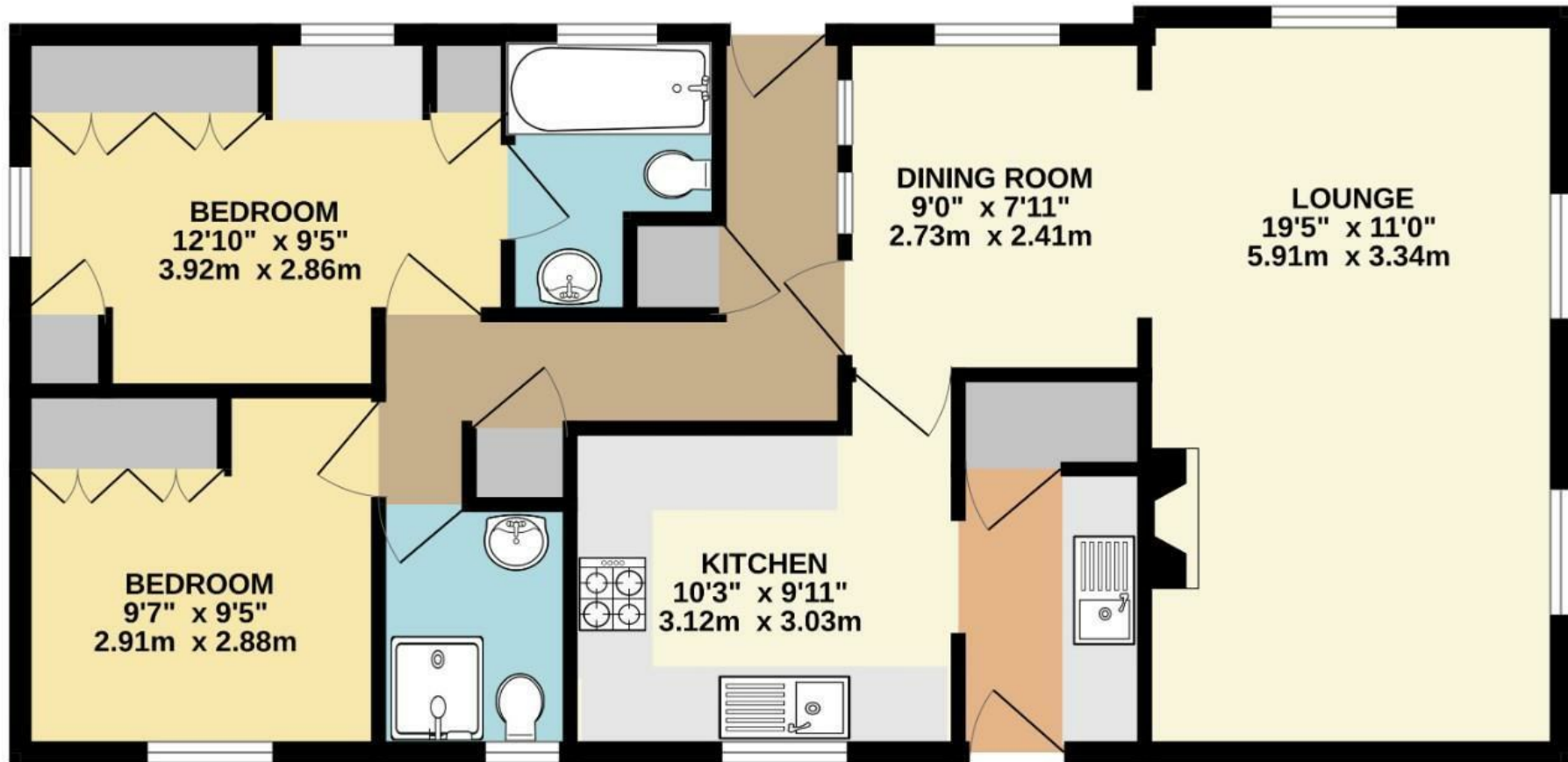
The High Street has a variety of shops and businesses, and the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities.

Leighton Buzzard is also well-connected with public transport, making it a popular place to live for people who commute to London.





GROUND FLOOR  
769 sq.ft. (71.4 sq.m.) approx.

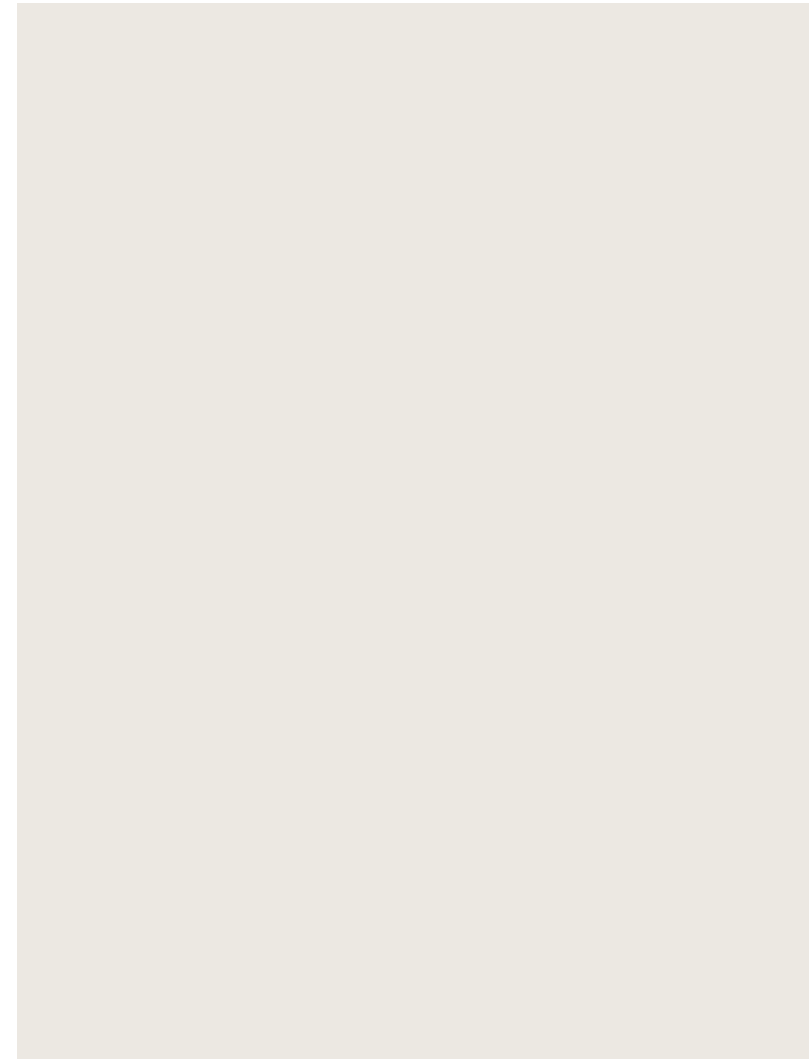
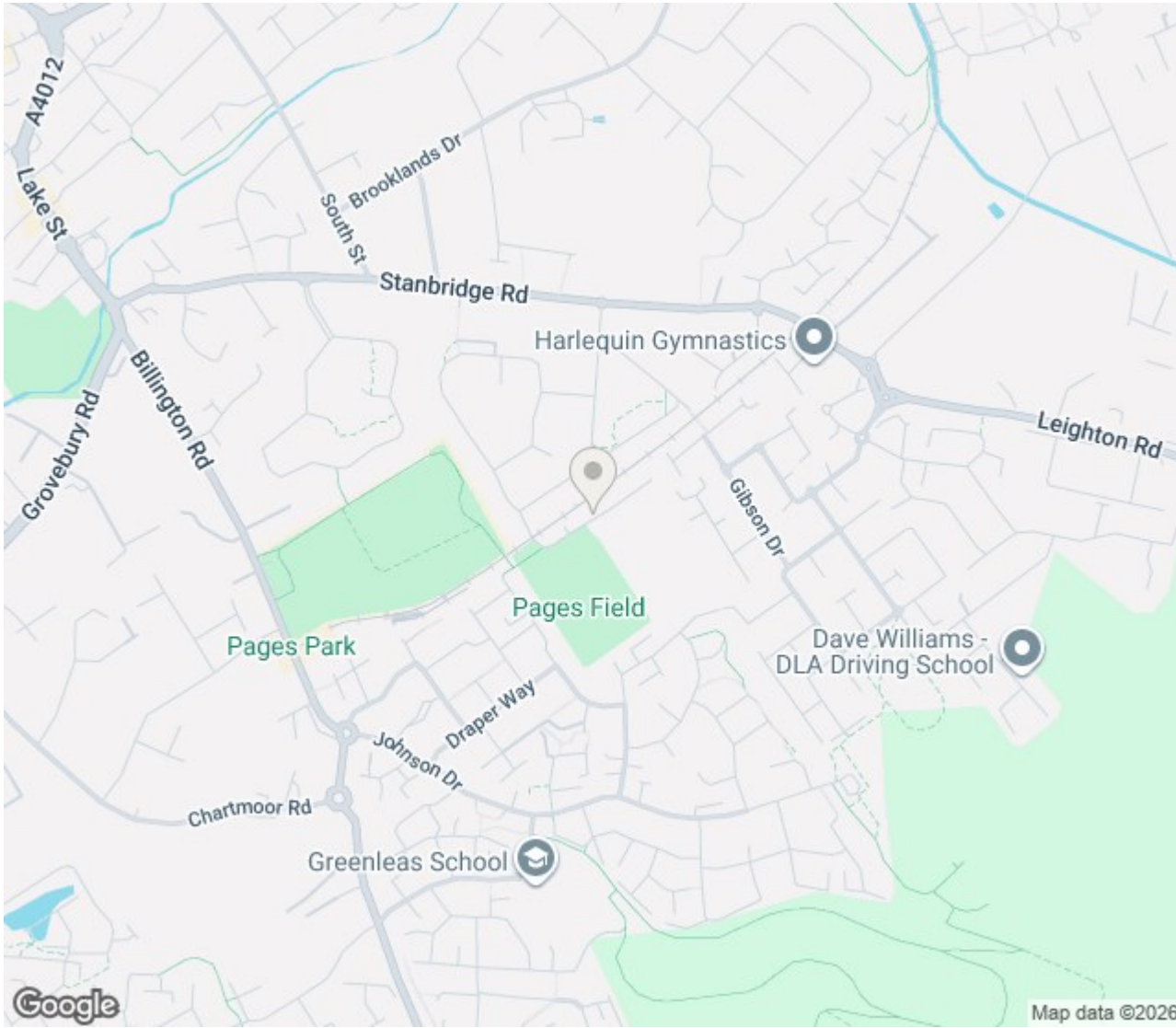


TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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