



Hartwell Crescent

Leighton Buzzard, LU7 1NP

Offers In Excess Of £475,000



QUARTERS
YOUR NEXT MOVE

Hartwell Crescent

Leighton Buzzard, LU7 1NP

We are delighted to offer for sale with complete upper chain this stunning four bedroom character home which is located within walking distance of the Town Centre and Mainline Train Station. This property is presented to the market in superb decorative order with accommodation comprising: Entrance hallway, lounge/dining room, kitchen/breakfast room, lobby, cloakroom/WC, four bedrooms on the first floor and a large family bathroom, plus stairs leading to the loft space which offer potential for future conversion (STNP). Additional benefits include gas heating, off-street parking and private landscaped rear garden. Viewing is highly recommended.

Location:

Hartwell Crescent sits in the heart of the market town centre of Leighton Buzzard, providing a range of family homes with a wealth of character. Its central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.1 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. 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. 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:

The welcoming entrance hall is laid to wooden flooring and leads through to the lounge/dining room and kitchen/breakfast room, plus there are stairs to the first floor with a built-in storage cupboard under. The lounge features a generous bay window to the front aspect and an open fireplace. There is space for a variety of furniture, and the room is open to the dining room which provides ample space for a family sized dining table as well as additional furniture. The kitchen/breakfast room is a great size and has been refitted with a fashionable range of wall and base level units with Quartz work surfaces over, and there are spaces for a washing machine, tumble dryer, dishwasher, fridge freezer and range cooker with hood over. At the end of the room there is space for a breakfast table plus double glazed French doors opening into the garden. A small lobby provides access to the side aspect as well as the cloakroom/WC.





First Floor:

The landing provides access to four bedrooms and family bathroom, plus there are stairs leading to the second floor with a built-in storage cupboard under. The master bedroom faces the front aspect with the bay window and feature fireplace adding some character. There is a further generous double bedroom with views to the rear and also including a feature fireplace. Bedroom three is a good sized single room which faces the front aspect, with a smaller single bedroom currently being used as an office space. The family bathroom is well proportioned, comfortably accommodating a four piece suite comprising of a low level WC, vanity wash hand basin, panel bath and walk-in shower cubicle. The room is finished nicely with complimentary tiling to water sensitive areas, and there is also a feature fireplace.

Loft Space:

This area is used for loft storage and provides excellent potential to do a full loft conversion (STNP).

Outside:

To the front of the property is a tiled path extending to the front door which sits under a storm porch. The remainder of the garden is laid to slate chippings, and there is gated access to the rear. The rear garden features a paved patio extending off the house, and a further paved patio sits to one corner of the garden, providing an excellent spot to catch some sunshine. The remainder of the garden is laid mainly to lawn with mature shrubbery to the borders. A section has been kept to provide a gated driveway parking 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: 1472 ft² (excluding eaves storage)

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk