



Stanbridge Road  
Leighton Buzzard, LU7 4QW

Price £400,000



QUARTERS  
YOUR NEXT MOVE

# Stanbridge Road

Leighton Buzzard, LU7 4QW

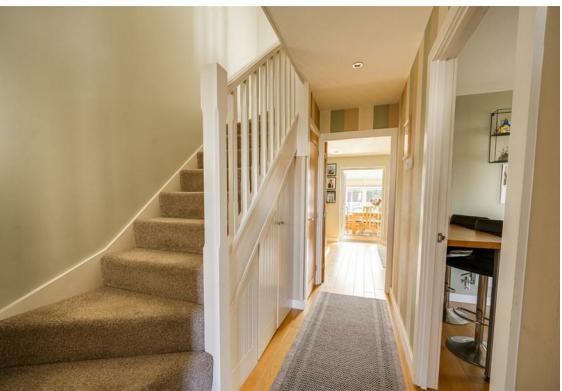
We are delighted to offer for sale with no upper chain this three bedroom semi-detached family home, situated on the established Stanbridge Road. Built in 2010 - offering the reassurance of modern construction without the feel of a large new build development - this immaculate home combines contemporary styling with generous proportions, ample driveway parking and beautifully landscaped south-easterly facing rear garden. The generous plot ensures there is further potential to extend (STPP). Viewing is highly recommended to fully appreciate the finish and layout on offer.

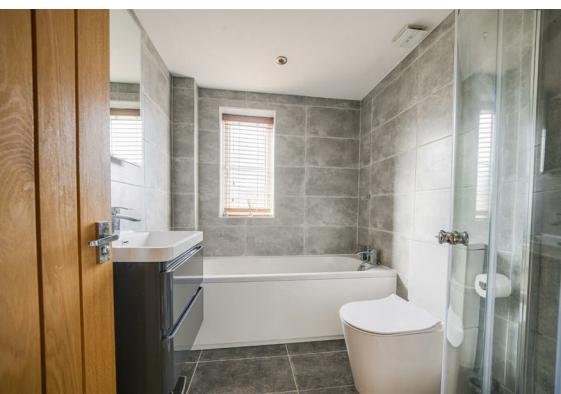
## Location:

Stanbridge Road remains an exceptionally popular location for first time buyers and families looking for popular schooling, good transport links, local parks and shops, whilst remaining close to the historic market town centre. 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. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.

## Ground Floor:

The accommodation begins with a welcoming entrance hall providing doors to the kitchen/breakfast room, lounge and cloakroom/WC, with stairs rising to the first floor and bespoke fitted storage neatly incorporated beneath. The cloakroom/WC sits to the left and is finished with a tiled floor, while the remainder of the ground floor benefits from attractive engineered wood flooring, creating a cohesive and high-quality feel throughout. The kitchen/breakfast room is both stylish and practical, fitted with a range of wall and base level units complemented by integrated dishwasher and double oven, plus space for a washing machine and American-style fridge freezer. A breakfast bar has been cleverly incorporated to one end of the room, providing an informal dining space ideal for busy mornings or social cooking. The lounge is a well-proportioned and inviting space with ample room for a variety of furniture arrangements. Fitted storage has been thoughtfully installed to either side of an electric fireplace, creating a contemporary focal point. Double glazed French doors open into the conservatory, which has been significantly enhanced with an insulated roof - allowing this versatile space to be enjoyed comfortably all year round. From here, there are pleasant views over the landscaped rear garden.





#### First Floor:

The first floor landing provides access to two generous double bedrooms and the family bathroom, along with a built-in storage cupboard and stairs rising to the second floor. Both bedrooms on this level are excellent sized doubles, one facing the front aspect and the other overlooking the rear garden, each offering ample space for wardrobes and additional furniture. The family bathroom has been refitted to a high standard and comprises a four piece suite including low level WC, wash hand basin, panel bath and walk-in shower cubicle. Stylish tiling completes the space, creating a modern and well-appointed finish.

#### Second Floor:

The master suite occupies the top floor, offering a spacious and private retreat. The landing benefits from natural light via a Velux window and includes a recessed area ideal for additional storage. The master bedroom itself is a generous room with ample space for a full range of bedroom furniture. An adjoining ensuite shower room comprises low level WC, wash hand basin and shower cubicle, completing this well-designed suite. Notable to the second floor is the eaves storage to both front and rear, which spans the width of the property, adding convenient storage.

#### Outside:

To the front of the property, a large driveway provides off-street parking for multiple vehicles and extends along the side of the house, offering both practicality and convenience. There is potential to extend to the side or install a garage (STPP), if desired. The rear garden has been beautifully landscaped to create an attractive and usable outdoor space. A paved patio sits directly off the conservatory, perfect for outdoor dining and entertaining, with a timber shed neatly positioned to the side. A raised deck extends from the patio, providing an additional seating area, while the remainder of the garden is laid mainly to lawn with neatly arranged borders and enclosed by panel fencing.

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: 1185 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.