



Plantation Road

Leighton Buzzard, LU7 3HJ

Guide Price £580,000

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 **QUARTERS**  
YOUR NEXT MOVE

# Plantation Road

Leighton Buzzard, LU7 3HJ

We are delighted to offer for sale this extended and exceptionally well-positioned four bedroom chalet-style semi-detached family home, located along the prestigious and sought after Plantation Road. Offering generous accommodation, excellent natural light and far-reaching rear views, this property provides versatile and well-balanced living space ideal for modern family life. Viewing is highly recommended.

### Location:

Plantation Road has long been considered amongst the most prestigious within Leighton Buzzard, with one end close to the town centre, and the other at the edge of the beautiful Rushmere Country Park. This property is located towards 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. The mainline rail station is approximately 1.3 miles away, with trains to London Euston in as little as 30 minutes. There are also a number of popular schools nearby to choose from.

### Ground Floor:

The entrance porch opens into a welcoming entrance hall, where stairs rise to the first floor and doors open to the principal ground floor rooms. A conveniently located ground floor shower room adds everyday practicality.

The living room is an impressive space measuring approximately 23ft in length, allowing for a variety of furniture arrangements and flexible use. This well-proportioned room enjoys excellent natural light and, to the rear, French doors open out to the garden, framing splendid views across the lawn and beyond and creating a seamless connection between indoor and outdoor living.

The kitchen/dining room benefits greatly from a thoughtful extension and truly forms the heart of the home. Fitted with a range of wall and base level units, the space allows ample room for a dining table and additional furniture, making it perfectly suited to families of all ages and social entertaining. Stunning rear views enhance the room further, while a courtesy door provides direct access to the garage, adding convenience and functionality.

### First Floor:

On the first floor, the landing gives access to four generous and well-presented bedrooms, with two facing the front aspect and two positioned to the rear. The rear bedrooms in particular enjoy fantastic open views, creating a light and relaxing atmosphere. The family bathroom is fitted with a three piece suite comprising a low level WC, wash hand basin and panel bath with shower over.

### Outside:





To the front of the property is a roomy block paved driveway, providing off-street parking and extending to the garage and front entrance.

The rear garden enjoys a truly splendid backdrop, offering a wonderful sense of space and privacy. A paved patio area sits directly off the rear of the house, ideal for outdoor seating and entertaining, while the remainder is laid to an expansive lawn, beautifully complemented by a variety of mature shrubbery and planting.

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: 1467 ft<sup>2</sup> (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.

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