



Chamberlains Gardens
Leighton Buzzard, LU7 3AP

Offers In Excess Of £550,000



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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this substantial four bedroom detached family home, occupying a generous plot within the established Chamberlains Gardens development and presented in outstanding decorative order throughout. The property has been considerably improved by the current owner, combining spacious and versatile accommodation with a particularly impressive finish, including contemporary flooring, quality fittings and beautifully appointed bathroom. Highlights include a superb 20ft living room, separate dining room, four bedrooms, generous landscaped gardens and a detached garage currently utilised as a workshop with an additional store. Viewing is highly recommended.

Location:

This property sits at the end of the highly desirable cul-de-sac of Chamberlains Gardens. This is a leafy setting midway between the historic Market Town Centre of Leighton Buzzard, and the popular and desirable village of Heath & Reach. Nearby there are a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting, with the nearby village of Heath & Reach boasting numerous public houses and local shops. This property is situated in a good school catchment area, which ensures this area remains in high demand for those looking for a long term family home. There are plenty of 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 property is approached via a welcoming entrance hall, immediately giving a sense of the excellent presentation found throughout the home. Contemporary flooring creates a smart and cohesive finish, with stairs rising to the first floor and access to a conveniently positioned cloakroom/WC. One of the standout features is the exceptionally generous living room, extending to approximately 20ft in length. This impressive reception room offers ample space for a variety of substantial sofa and occasional furniture arrangements, making it equally well suited to everyday family life and entertaining. A striking feature wall creates a natural focal point, while the generous window draws in plenty of natural light and the quality flooring further enhances the contemporary feel. The kitchen has been stylishly fitted with a range of units complemented by solid oak work surfaces and attractive tiled splashbacks. The long galley-style arrangement provides an excellent amount of storage and preparation space, with integrated cooking appliances and space for further appliances. The kitchen flows through towards the rear of the property, creating a practical connection with the dining room. The separate dining room, comfortably accommodates a full-size family dining table and providing an excellent dedicated space for both everyday meals and entertaining. A wide expanse of glazing overlooks the rear garden and creates a particularly pleasant outlook, while patio doors from the lounge provides direct access outside. The relationship between the living spaces and garden works particularly well for family life and summer entertaining.





First Floor:

The first floor continues the excellent standard of presentation, with a spacious central landing providing access to four genuine bedrooms and the family bathroom. The master bedroom is a particularly impressive double room, beautifully presented and offering excellent space for a large bed alongside substantial freestanding bedroom furniture. The current arrangement demonstrates just how comfortably the room accommodates extensive storage without compromising the feeling of space. Bedroom two is another generous double, again offering ample room for bedroom furniture, while the third bedroom is also particularly well proportioned and capable of accommodating a double bed, with fitted wardrobes. The fourth bedroom provides a very useful additional room, ideally suited as a child's bedroom, guest room or dedicated home office. The family bathroom has been superbly refitted in a striking contemporary style. A modern suite is complemented by contrasting finishes and a feature herringbone-pattern tiled wall, creating a smart, individual space which reflects the attention given to the rest of the property.

Outside:

The outside space is another major feature of the home. The property occupies a generous plot, with the rear garden thoughtfully landscaped to provide several distinct areas for relaxing, dining and entertaining. Immediately adjoining the house is a substantial paved terrace, creating an excellent setting for outdoor furniture and summer dining, with a feature pond an outstanding focal point. Beyond this, the garden opens into a generous lawn surrounded by established planting and mature greenery, providing an attractive backdrop and a good degree of privacy. Further paved and seating areas allow different parts of the garden to be enjoyed throughout the day, while the overall proportions provide plenty of room for children, entertaining and keen gardeners alike. To the front, the property enjoys a generous approach with off-road parking and access to the detached garage.

Garage:

The detached garage is currently utilised as a workshop, offering a particularly useful space for hobbies, projects or storage. An additional store is positioned beyond the garage, further enhancing the excellent practical storage available with the property.



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: 1374 ft²

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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