



Middleton Way
Leighton Buzzard, LU7 4BQ

Price £310,000



Middleton Way

Leighton Buzzard, LU7 4BQ

We are delighted to offer for sale this two bedroom home located in the much sought after area of Billington Park and just a short walk from Astral Park. The property is presented to the market in excellent order with accommodation comprising; Entrance hallway, lounge, kitchen/dining room, two bedrooms, ensuite and a family bathroom. Additional benefits include double glazing, gas heating, landscaped good sized rear garden and driveway parking for two cars. Viewing is highly recommended.

Location:

Middleton Way is situated in the heart of the ever popular Billington Park development which remains a sought after location for first time buyers and families looking for good schooling, transport links, local parks and shops, whilst remaining close to the historic market town centre. This property benefits from its good position in the road and close proximity to nearby Astral Park and Astral Lake. It 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmore Country Park.





Ground Floor:

Upon entering, you are welcomed into a spacious hallway which leads to the first floor via the stairs and a door to the comfortable lounge. The lounge provides an ideal setting for relaxing and entertaining, with plenty of space for furniture to suit all needs. To the rear of the property is a bright and well-appointed kitchen/diner, offering a sociable space for everyday family life and dining. There is space for a range of white goods to suit all needs with a roomy storage cupboard completing the space. The patio doors provide access to the rear garden.

First Floor:

Upstairs, the property provides two well-proportioned bedrooms, complemented by a stylish family bathroom. The bathroom comprises of a low level wc, vanity hand wash basin and panel bath. The master bedroom further benefits from its own en-suite shower room, adding an extra touch of convenience and privacy. There is space for furniture to suit all needs with views to be enjoyed over the nearby meadow.

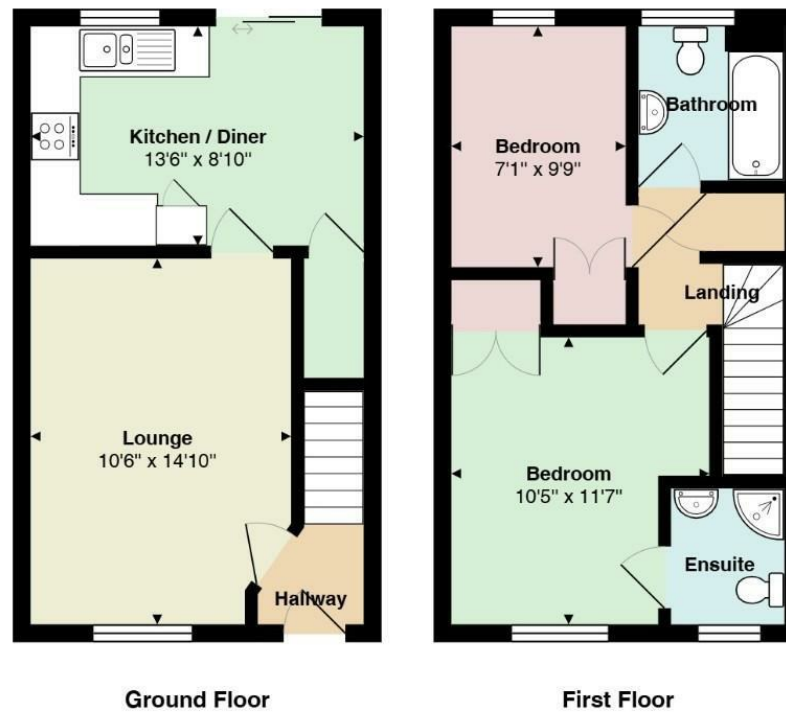
Outside:

To the front of the property is a private driveway providing convenient off-road parking. To the rear, the property benefits from a generous enclosed garden, offering a pleasant and private outdoor space ideal for relaxing, entertaining or enjoying family time. The enclosed garden also provides excellent potential for those looking to create their own outdoor retreat.



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: 652 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.

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