

Churchill Road

Leighton Buzzard, LU7

Offers In Excess Of £170,000

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QUARTERS

YOUR NEXT MOVE

Churchill Road, Leighton Buzzard, LU7 3EA

We are delighted to offer for sale with no upper chain this two bedroom first floor maisonette on Churchill Road, Leighton Buzzard. With its own private ground floor entrance, the home offers well planned accommodation comprising a lounge/diner, kitchen, two bedrooms and a bathroom, together with an unusually generous amount of built-in storage, a covered shared balcony and a private rear garden. Fitted with double glazing, it offers flexibility for first time buyers, professionals and investors alike, and an internal viewing is recommended.

Location:
Churchill Road is a popular mature residential setting for families looking for close proximity to popular schooling, good transport links, local parks and shops. The property sits close to a green which provides an excellent setting for families, and 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 at 30 minutes.

Layout:
The property is entered via its own private front door into an entrance hall, from which a staircase rises to the first floor accommodation. Having your own entrance gives the home a real sense of independence, with a feel closer to a house than a flat. At the top of the stairs, the landing provides access to all rooms and to a covered balcony, a useful space to enjoy fresh air whatever the weather. A number of storage cupboards are positioned off the landing and bedroom, a rare and practical feature that keeps everyday clutter out of sight. The kitchen is fitted with a range of units and opens into the lounge/diner, creating a good sense of flow between cooking, dining and relaxing. The lounge/diner is a well proportioned reception room with space for a sofa and dining table, and the double glazed windows allow natural light to fill the space. The master bedroom is a comfortable double, with room for a full range of bedroom furniture and convenient access to the adjoining storage. The second bedroom works well as a single room, nursery or home office, depending on your needs. The bathroom is fitted with a panelled bath, WC and wash hand basin, completing the accommodation.

Outside:
To the rear is a private garden, laid mostly to lawn. The garden offers an excellent opportunity to create a pleasant outdoor space for entertaining, relaxing or growing your own. The garden gives the maisonette a real advantage over many apartments, offering private outdoor space and room to put your own stamp on it. On street parking is available nearby

Agents Note:
The vendor has made enquiries regarding a lease extension and has been advised by the council that an additional 90 years could be added for approximately £2,500. This figure is an indication only and has not been verified by Quarters

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.

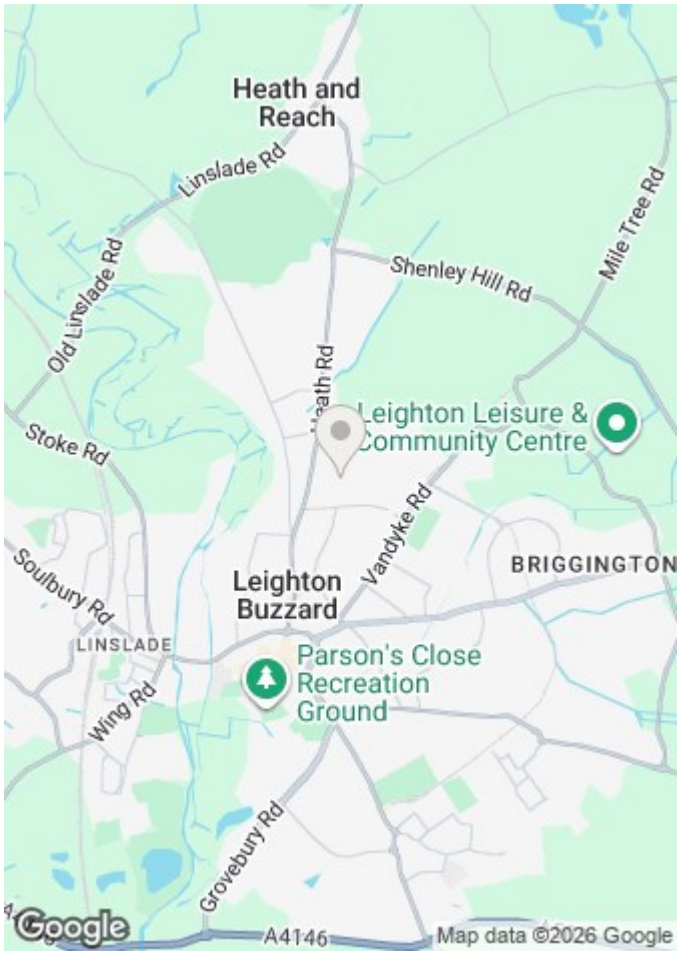
Floor Plan



Total Area: 601 ft² (excluding balcony, entrance hall)

All measurements are approximate and for display purposes only

Map



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17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

T : 01525 853733 E : info@quarterslb.co.uk

www.quartersestateagents.co.uk







