



## Whinchat Gardens

Leighton Buzzard, LU7 4DJ

Offers In Excess Of £525,000





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We are delighted to present this stunning and upgraded five bedroom, three storey town house, ideally positioned over looking park land and Astral Lake on the edge of Leighton Buzzard. This beautifully designed home offers versatile and spacious accommodation, perfect for modern family living, with stylish interiors, generous proportions and an enviable location close to excellent schools, local amenities and mainline transport links to London. The property comprises of: kitchen, cloakroom/WC, utility room, lounge/diner, study, two family bathroom, five well proportioned bedrooms over two floors with two ensembles, garage, driveway parking for multiple cars. Viewing is highly recommended.

## Location:

The ever popular location of Whinchat Gardens is situated in the thoughtfully planned residential development of Sandhills, enjoying a close proximity to multiple green spaces and play areas, including Astral Park and Astral Lake, and within walking distance of sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield.

## Ground Floor:

The internal accommodation is both well balanced and thoughtfully arranged. The ground floor comprises a welcoming entrance hall with access to a useful cloakroom WC, a dedicated study ideal for home working, and a separate lounge/diner providing a comfortable retreat. To the rear, the property opens into a spacious kitchen/diner which forms the heart of the home, perfectly suited for both everyday family living and entertaining, with the added benefit of a separate utility room providing further practicality.





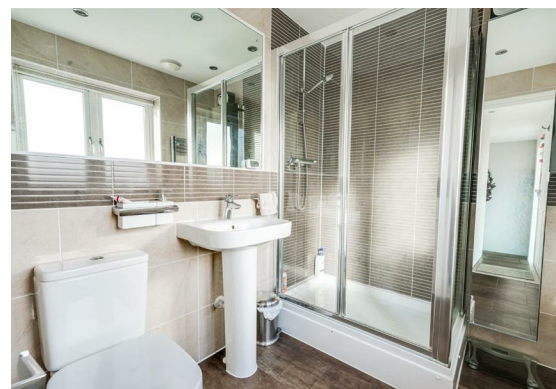


### First Floor:

The first floor hosts three well-proportioned bedrooms, both double bedrooms benefits from their own en-suite shower rooms and fitted wardrobes. The remaining bedroom/ study is served by a modern family bathroom which comprises of a low level WC, vanity hand wash basin and panel bath. This level offers an excellent balance of privacy and convenience, ideal for families or guests.

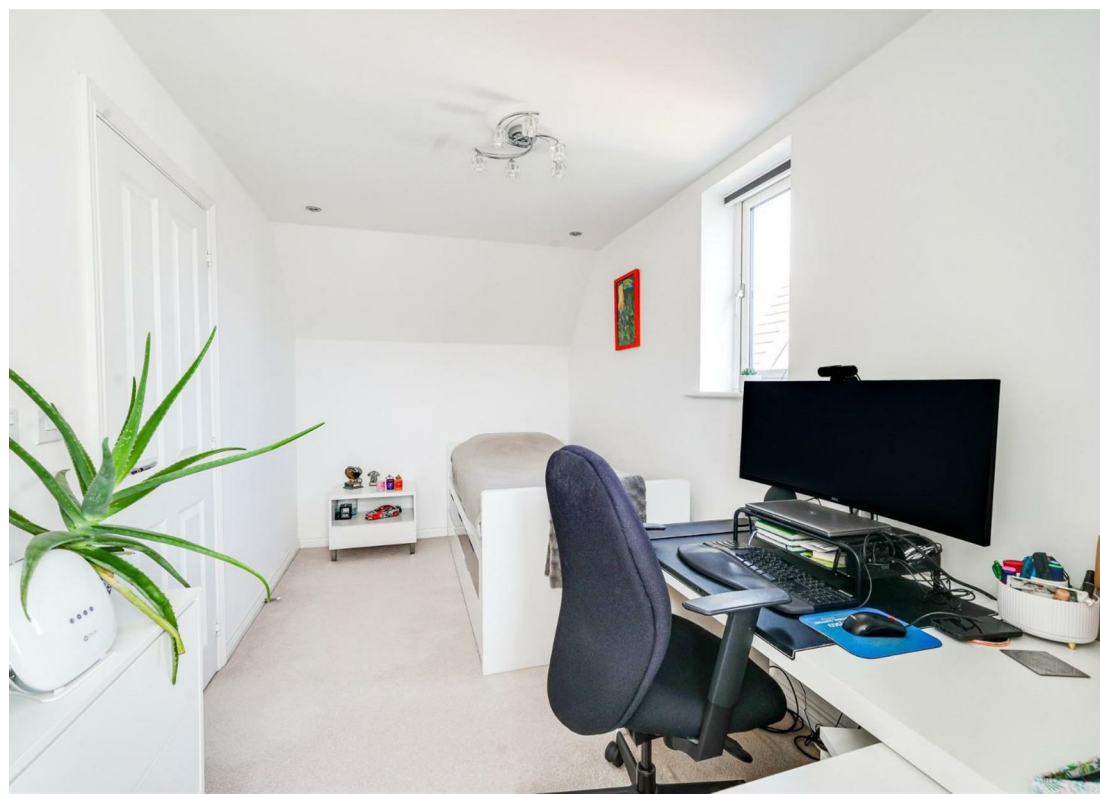
### Second Floor:

The second floor provides two further bedroom, one which has a fitted wardrobe. They are both served with an additional shower room, creating a flexible space that lends itself well to older children, guests, or multi-generational living, while also offering potential for alternative uses such as a hobby room or second home office.



### Outside:

Externally, the property enjoys a private low maintenance rear garden offering a pleasant space for outdoor dining, relaxation and play. The garden complements the internal accommodation well and is ideal for family use during the warmer months. To the front there is a paved driveway that extends to the garage which can easily accommodate multiple cars.



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: 1735 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](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)