# Capshill Avenue

Leighton Buzzard, LU7 3PR

**Offers In Excess Of £375,000**

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# Capshill Avenue

## Leighton Buzzard, LU7 3PR

We are delighted to offer for sale this extended three bedroom semi-detached bungalow, situated within the established and popular Capshill Avenue area of Leighton Buzzard and offered to the market with no upper chain. The property provides surprisingly spacious and versatile accommodation, having been extended to the rear and further enhanced by a loft conversion which creates a generous third bedroom. Accommodation comprises: Entrance hall, spacious lounge/dining room, kitchen/breakfast room, two ground floor bedrooms, wet room and a large first floor bedroom with eaves storage. Further benefits include gas central heating, driveway parking and an enclosed rear garden. Viewing is highly recommended.

**Location:**
Capshill Avenue is an established residential setting within Leighton Buzzard, conveniently positioned for a variety of local amenities and everyday facilities. The town centre provides a comprehensive selection of shops, supermarkets, cafés, restaurants and leisure facilities, whilst the surrounding area offers a choice of parks, countryside walks and access to the Grand Union Canal. For commuters, Leighton Buzzard mainline railway station provides regular direct services to London Euston, whilst the A5, A505 and nearby M1 provide excellent road links towards Milton Keynes, Aylesbury and surrounding towns.

**Ground Floor:**
The entrance hall provides access to the principal ground floor rooms, including two bedrooms and the wet room, before opening into the main living accommodation. The lounge/dining room is an excellent feature of the property and provides a particularly generous open-plan living space. There is ample room to create distinct sitting and dining areas, making this a versatile room for both everyday living and entertaining. A staircase rises from the room to the converted first floor, whilst double glazed French doors at the rear provide plenty of natural light and open directly onto the garden. Adjoining the lounge/dining room is the extended kitchen/breakfast room. The kitchen is fitted with a comprehensive range of wall and base level units with work surfaces over, together with an inset sink and integrated oven and gas hob with extractor over. There are spaces for further appliances and, importantly, the extended section provides plenty of room for a breakfast table or additional furniture. Windows to both the side and rear provide good natural light and there is also direct access to the garden. There are two bedrooms on the ground floor. The larger is a generous double bedroom with plenty of space for a variety of bedroom furniture, whilst the second provides a comfortable additional bedroom and could equally work well as a study or home office if preferred. The ground floor wet room is fitted with a low level WC, pedestal wash hand basin and shower area, with practical wall panelling and a window providing natural light and ventilation.

**First Floor:**
The loft has been converted to create an impressive third bedroom, substantially increasing the flexibility of the accommodation. The room is particularly well proportioned and benefits from a Velux window to the front together with a dormer window to the rear, creating a bright and usable space. There is also useful eaves storage.

**Outside:**

To the front of the property is a garden together with a driveway providing off-road parking. The driveway continues along the side of the bungalow, providing access towards the rear and a timber shed. The rear garden is enclosed by fencing and laid mainly to lawn, providing a pleasant and manageable outdoor space. A paved area immediately adjoining the property provides space for garden furniture and outdoor entertaining, with the garden offering scope for a new owner to landscape and personalise to their own requirements.

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: 932 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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