

Derwent Road

Leighton Buzzard, LU7 2QW

Price £325,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain with this beautifully presented two bedroom semi-detached home, ideally situated in the highly sought after Linslade area and within walking distance of the mainline train station, local shops, and excellent schools. The property offers spacious and well-proportioned accommodation, making it an ideal purchase for first time buyers, commuters or those looking to downsize. Highlights include a generous entrance porch, kitchen/diner, spacious lounge, two double bedrooms with built-in wardrobes, a refitted family bathroom, landscaped rear garden, and a garage with driveway parking. Viewing is highly recommended.

Location:

Derwent Road is a highly desirable residential road within Linslade, favoured by families for its close proximity to both popular schooling and Leighton Buzzard mainline train station, which offers fast direct services to London Euston in around 30 minutes. The area benefits from a wealth of nearby amenities including shops, restaurants and leisure facilities, while also being moments from picturesque countryside walks and the Grand Union Canal. Linslade strikes a perfect balance between commuter convenience and a relaxed, family-friendly environment.

Ground Floor:

The property is entered via a useful porch, providing practical space for coats and footwear before leading into the spacious and naturally bright lounge which has ample space for a range of furniture, with a comfortable feel and welcoming setting for day-to-day living. To the rear, the well-planned kitchen/dining room offers generous work surfaces, good storage and an inviting dining area positioned to overlook the garden, making it ideal for family meals or entertaining.

























First Floor:

The first floor provides two well-proportioned bedrooms, each benefiting from excellent natural light and double fitted wardrobes. The generous wardrobe space provides excellent storage, together with a neatly presented family bathroom. The bath room comprises of a low level WC, vanity hand wash basin and p shaped bath. The arrangement here feels both balanced and practical, offering comfortable rooms suited to a variety of layouts.

Outside:

The property enjoys a neat generous front garden alongside driveway parking. The driveway leads up to the garage door with a paved pathway leading to the front door. To the rear, a private and well-sized garden offers an appealing outdoor environment with plenty of room for seating, planting and play, perfect for enjoying the wider seasons. There is a further door which provides access to the garage from the rear.

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: 825 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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