



Russell Way

Leighton Buzzard, LU7 3NF

Price £365,000



3



1



2



E



QUARTERS

YOUR NEXT MOVE

## Russell Way

Leighton Buzzard, LU7 3NF

We are delighted to offer for sale, with no upper chain, this extended three bedroom family home, positioned within a popular residential setting in Leighton Buzzard and within walking distance of local shops and schools. The property is in need of modernisation, yet has been significantly enhanced in recent years with the addition of a substantial outbuilding and air conditioning throughout the bedrooms, making this an excellent opportunity for buyers seeking space, flexibility and future potential. Viewing is highly recommended.

### Location:

The Brooklands area of Leighton Buzzard has remained popular since its inception, providing generous family homes in a mature residential setting. The properties here benefit from numerous popular local schools within walking distance, as well as local shops and amenities. Furthermore the area remains within walking distance of the Market Town Centre, and Mainline Train Station, with trains to London Euston in as little as 30 minutes. The town also boasts excellent transport links by road, with the nearby A5 providing access to the nearby towns of Milton Keynes and Aylesbury, and Junction 11A of the M1 providing a route to London and beyond. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Ground Floor:

The ground floor is entered via a welcoming entrance hallway with windows to the side, built-in storage and stairs rising to the first floor. Doors lead to the main reception spaces and a ground floor shower room. The lounge is positioned to the front of the property and offers a comfortable living space, centred around a feature fireplace and suitable for a range of furniture arrangements. To the rear, the dining room flows openly into the kitchen, creating a sociable layout that could be further enhanced with refurbishment. The kitchen is fitted with a range of wall and base level units and provides space for all essential appliances, with a window overlooking the rear garden. From here, a door opens into the conservatory, which enjoys views over the garden and provides additional reception space with direct access outside. Completing the ground floor is a refitted shower room, adding valuable practicality for family living.





### First Floor:

The first floor landing provides access to three bedrooms, a cloakroom/WC and an airing cupboard. All bedrooms benefit from recently installed air conditioning. The main bedroom is located to the front of the property, while the second and third bedrooms overlook the rear garden. These rooms offer flexibility for family use, guest accommodation or home working. The first floor is completed by a cloakroom/WC, enhancing convenience for a growing household.

### Outside:

To the front of the property is driveway parking leading to the garage, providing off-road parking and storage. The rear garden is generous in size, with a paved patio area ideal for seating, and the remainder mainly laid to lawn, enclosed by fencing for privacy.

### Outbuilding:

A standout feature is the large detached outbuilding, which has been added by the current owner. Currently used as a workshop, it is fitted with air conditioning and bifolding doors, making it suitable for a wide variety of uses including a home office, studio, gym or entertaining space, subject to individual requirements.

### Garage:

The garage is accessed via an up-and-over door and is equipped with power and lighting, with a courtesy door providing access to the rear garden.



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: 1220 ft<sup>2</sup> (excluding garage)

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)