



Stanbridge Road

Leighton Buzzard, LU7 4QA

Offers In Excess Of £350,000

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 **QUARTERS**  
YOUR NEXT MOVE

# Stanbridge Road

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Quarters are delighted to offer for sale with no upper chain this beautifully presented three bedroom semi-detached family home, ideally situated on the popular Stanbridge Road within easy reach of local schools, amenities, and open countryside. The property has been improved and maintained to a high standard by the current owners, offering stylish and spacious living throughout.

**Location:** Stanbridge Road remains one of Leighton Buzzard's well-regarded residential locations, conveniently placed for sought-after local schools, parks, and countryside walks. The vibrant town centre is within easy reach, offering a range of shops, restaurants and cafés, while the mainline train station provides direct services to London Euston in under 40 minutes. Major road links including the A5, A4146 and M1 are also easily accessible, making this a superb setting for both families and commuters alike.

**Ground Floor:** The property is entered via an entrance porch which opens to the hallway, with stairs rising to the first floor and a door to the lounge. The lounge is bright and airy, offering generous space for a variety of furniture and featuring a central fireplace with fitted storage to either side. Wood effect flooring continues the sense of warmth and flow, and there is a useful built-in under stairs cupboard. A door leads through to a lobby which provides access to the kitchen, bathroom and rear garden. The kitchen has been refitted to a high specification with a contemporary range of glossy wall and base level units and quality integrated appliances, all complemented by sleek work surfaces. A breakfast bar provides a sociable and practical addition, ideal for casual dining or morning coffee. The family bathroom - a particularly impressive feature of this home - has been refitted with a luxury four piece suite comprising of a low level WC, vanity wash hand basin, freestanding bathtub and walk-in shower cubicle, all finished with full height tiling and stylish fittings.





### First Floor:

On the first floor, the landing benefits from natural light through a side aspect window and provides access to all three bedrooms. The master bedroom spans the full width of the property and enjoys a front aspect outlook, offering ample space for bedroom furniture. The second bedroom is a well-proportioned double room to the rear with fitted wardrobes, while the third bedroom, currently used as a study, includes a built-in storage cupboard but could easily revert to a comfortable single bedroom if desired.



### Outside:

Externally, the property continues to impress. To the front, a double width driveway provides parking for two cars, while gated side access leads to the rear. The mature rear garden is a superb outdoor space, featuring a spacious paved patio area perfect for entertaining or dining al fresco. A long, neatly kept lawn extends through the garden, enclosed by panel fencing and enhanced by established shrubbery, creating a sense of privacy and tranquillity.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 805 ft<sup>2</sup>

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)