



Price £510,000
5 King Street, Leighton Buzzard, LU7 1BY



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Quarters are delighted to offer for sale this individually built four bedroom family home located within walking distance of both the Town Centre and Mainline Train Station with links to London in less than 30 minutes. The property is presented to the market in superb decorative order with accommodation comprising: Entrance hallway, lounge, study, kitchen/dining room with balcony, four bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, gas heating, bi-fold doors to lounge and kitchen/diner, generous private garden, garage and driveway parking. Viewing is highly recommended.

Entrance Hallway:

Enter via double glazed door. Double glazed window to front aspect. Single panel radiator. Wood flooring. Doors to study, WC and steps up to kitchen/dining room and landing. Courtesy door to garage.

Cloakroom/WC:

Fitted white suite comprising low level WC, pedestal wash hand basin with tiled splash backs. Chrome heated towel rail.

Study: 8'7 x 7'7 (2.62m x 2.31m)

Double glazed sash window to front aspect. Single panel radiator. Television point. Telephone point

Lounge: 16'1 x 15'8 (4.90m x 4.78m)

Double glazed bi-fold doors to garden. Double glazed sash window to rear aspect. Two double panel radiators. Television point. Telephone point.

Landing:

Steps up from hallway. Further steps up to bedroom and bathroom. Door to kitchen/dining room.

Kitchen/Dining Room: 15'11 (max) x 15'8 (4.85m (max) x 4.78m)

Double glazed bi-fold doors to balcony. Double glazed sash window to rear aspect. Double panel radiator. Single panel radiator. Wood flooring. Fitted kitchen comprising double ceramic sink with cupboard under. Further range of wall and base level units with wood work surface over. Space for cooker. Integrated fridge freezer and dishwasher. Tiling to water sensitive areas.

Bedroom Two: 11'2 x 8'7 (3.40m x 2.62m)

Double glazed sash window to front aspect. Single panel radiator. Television point.

Bathroom:

Double glazed sash window to front aspect. Chrome heated towel rail. White suite comprising low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to water sensitive areas.

Landing:

Doors to bedrooms one and four. Double glazed window to side aspect. Steps up to landing with door to third bedroom.

Master Bedroom: 11'5 x 9'3 (3.48m x 2.82m)

Double glazed sash window to rear aspect. Single panel radiator. Door to:

Ensuite:

Fitted suite comprising low level WC, wash hand basin and walk in shower cubicle. Chrome heated towel rail and tiling to water sensitive areas.

Bedroom Four: 9'5 x 6'5 (2.87m x 1.96m)

Two Velux windows and single panel radiator.

Bedroom Three:

Split into two levels with bedroom area and dressing area.

Bedroom Area: 13'0 x 9'7 (3.96m x 2.92m)

Two Velux windows. Eaves storage. Steps down to dressing area.

Dressing Area: 13'0 x 7'7 (3.96m x 2.31m)

Sash window to front aspect. Double panel radiator. Television point.

Outside:

Front:

Block paved driveway for two cars. Remainder laid to lawn. Path to front door.

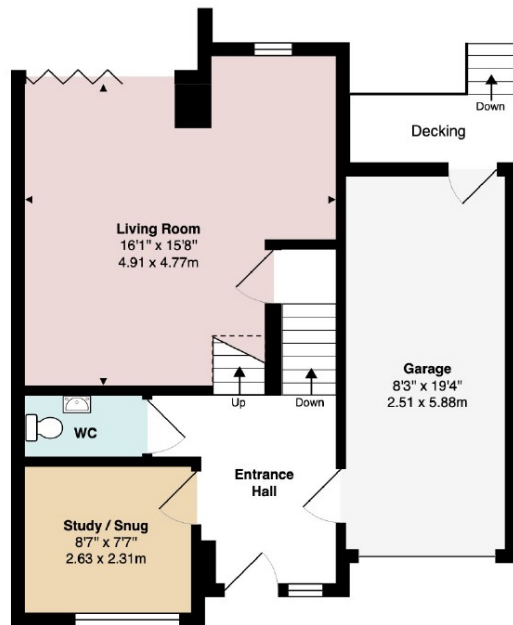
Rear:

Landscaped rear garden with paved, lawn and flower bed areas. Courtesy door to garage.

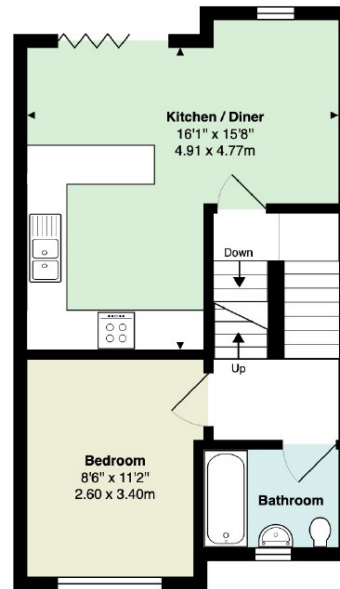
Garage: 19'4 x 8'4 (5.89m x 2.54m)

Access via up and over door. Power and lighting. Courtesy door to rear. Wall mounted gas boiler. Plumbing for washing machine.

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.



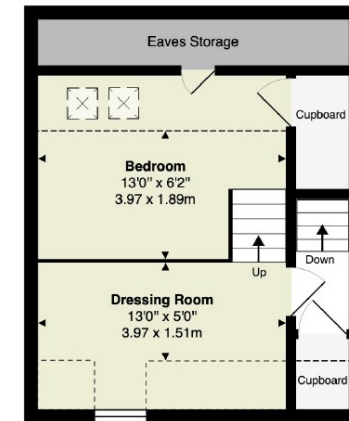
Ground Floor / Lower Ground



First Floor



Second Floor



Third Floor



Denotes restricted height

Total Area: 1439 ft² ... 133.7 m² (excluding garage, eaves storage)

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