



Derwent Road, Leighton Buzzard

Offers In Excess Of £380,000





# Derwent Road, Leighton Buzzard

- Rarely Available Detached Bungalow
- Detached Garage
- Positioned Overlooking Greenery
- Large Square Foot Plot Size
- Easy Access to A4146 to Milton Keynes
- Driveway Parking for Several Vehicles
- Mature Rear Garden
- Potential to Extend STPP
- Short Walk to Train Station
- Walking Distance to Shop & Town Centre

DETACHED BUNGALOW | HIGHLY SOUGHT AFTER LOCATION | RARELY AVAILABLE PROPERTY | DRIVEWAY FOR UP TO THREE VEHICLES | POTENTIAL TO EXTEND STPP | DETACHED SINGLE GARAGE | OVERLOOKING GREENERY TO FRONT

M&M Properties are delighted to offer for sale this two bedroom detached bungalow situated in Derwent Road, a highly sought after location within the Linslade area. The property comes rarely available to the market and occupies a position overlooking greenery to the front. The property also has the benefit of being offered with NO UPPER CHAIN providing a smooth and hassle free transaction.

Viewings will be by way of appointment only, call us to register your interest now to avoid disappointment.

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The property offers generously sized rooms throughout and was originally a three bedroom property before being converted into a two bedroom property to make space for a dining room. The buyer could explore returning this property back to three bedrooms if desired.

Entry to the property is accessed via a side door into a spacious entrance hall with separate WC and main bathroom. A generous sized lounge is complimented by sliding patio doors opening out into the garden. A separate dining area is neatly positioned in this room with entry via a small archway. The kitchen offers ample space for cooking and hosting and to the front of the property is two double bedrooms each with a bay window.

The property has potential to be extended with a conservatory room or similar subject to the necessary planning permissions. Likewise, subject the necessary planning permissions the property could also be developed upwards into the roof space potentially offering an opportunity for dormer bedrooms.





To the side is a detached single garage with up and over door as well as side door into the garden. A UPVC canopy with doors provides a walkway between the garage and the house to the garden.

The rear garden presents in excellent order and provides a peaceful space to relax in and enjoy. The garden is mainly laid to lawn with established borders and mature shrubbery. A patio and pathway leads to the side of the house where a gate could be added for access to the front of the property. The front of the property has a lawn area.

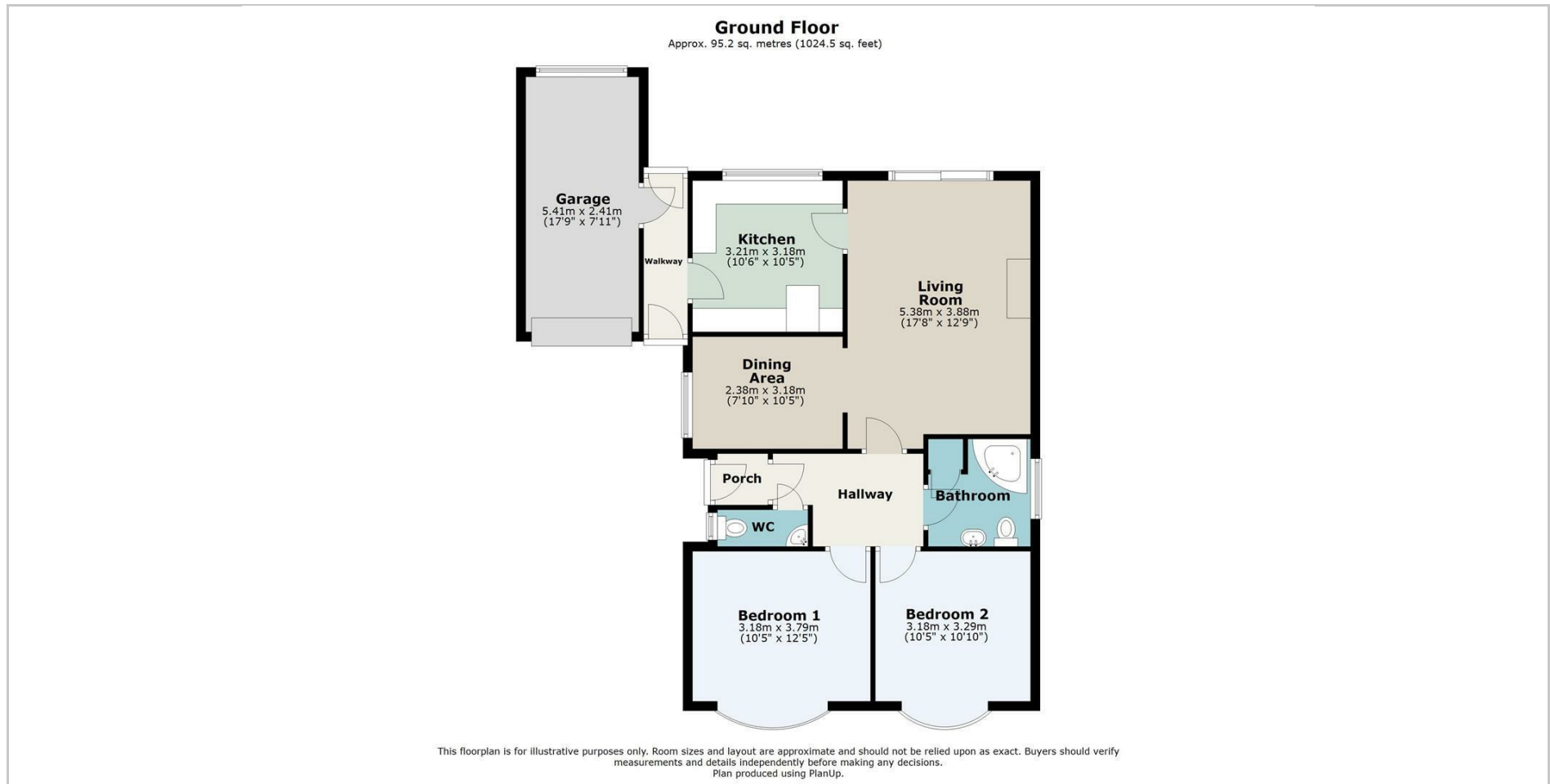
To the side is a detached single garage with up and over door as well as side door covered by a UPVC canopy with doors providing a walkway between the garage and the house to the garden. The rear garden presents in excellent order and provides a peaceful space to relax in and enjoy. The garden is mainly laid to lawn with established borders and mature shrubbery. A patio and pathway leads to the far side of the house where a gate could be added to create a second access point to the front of the property. The front of the property has a lawn area and small boxed border to the front.

The property has a driveway with room for at least three cars in front of the garage. The section of driveway closest to the house has a canopy over.





# Floor Plans



## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

**IMPORTANT:** Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.