

Deverell Way

Leighton Buzzard, LU7 4UN

**Guide Price £290,000**

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QUARTERS

YOUR NEXT MOVE

## Deverell Way

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We are delighted to offer for sale this immaculate two double bedroom mid terrace home located on this popular modern development. The property is presented to the market in excellent order with accommodation comprising; Entrance hallway, cloakroom/WC, lounge/dining room, fitted kitchen, two double bedrooms and a bathroom. Additional benefits include double glazing, gas heating, garden and allocated parking for one car. Viewing is highly recommended.

**Location:**

The highly desirable location of Deverell Way lies a short walk from the picturesque Astral Lake in the thoughtfully planned residential development of Sandhills. This location enjoys a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and is within walking distance of the town centre, sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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:

Enter into the hallway which provides access to the kitchen, lounge/diner and cloakroom/WC, plus there are stairs leading to the first floor. The kitchen has been fitted with a range of wall and base level units with roll edged work surface over. The lounge/diner is situated at the rear of the property and comfortably accommodates a variety of living room and dining furniture, enjoying views of the rear garden via double glazed French doors.

## First Floor:

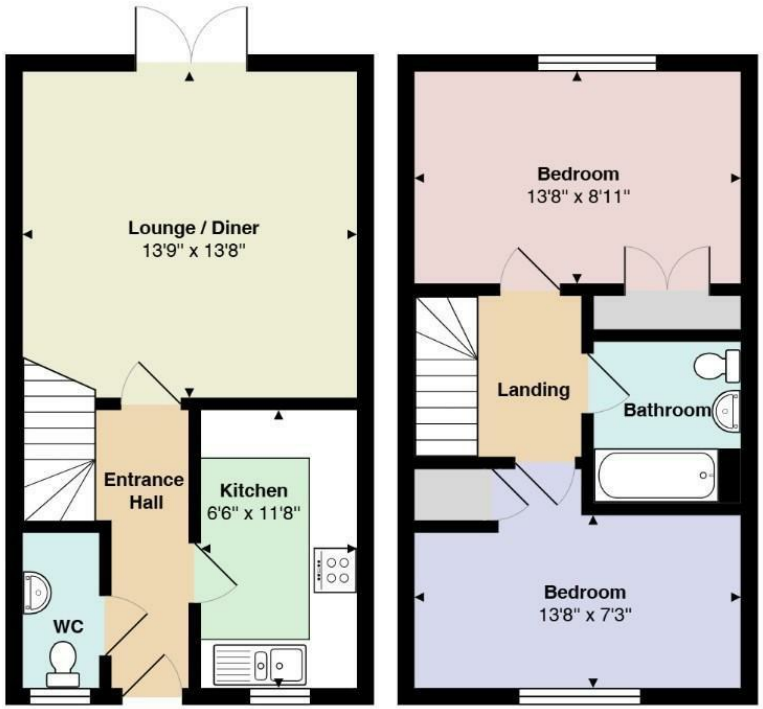
The landing provides access to the loft space, bedrooms and family bathroom. There is a double bedroom to the front, and a double bedroom to the rear. The double bedroom to the rear includes a a built-in wardrobe and both bedrooms provide ample room for an array of bedroom furniture. The bathroom has been fitted with a three piece white suite comprising of a low level WC, wash hand basin and panel bath with shower over. The room is finished nicely with complimentary tiling.

## Outside:

To the front of the property is a neat paved pathway extending to the front door. There is also allocated parking for one car. The southerly facing landscaped rear garden features a paved patio area with the remainder laid mainly to lawn with mature shrubbery to the borders.

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




Ground Floor First Floor

Total Area: 716 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk