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HERE TO GET you THERE
15 Chelsea Green, Leighton Buzzard, LU7 2PT

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Guide Price £535,000

- IMPRESSIVE THREE-BEDROOM EXTENDED FAMILY HOME
- SPECTACULAR OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM
- PRACTICAL UTILITY ROOM AND DOWNSTAIRS CLOAKROOM
- GENEROUS REAR GARDEN WITH LAWN, PATIO AND FLOWER BEDS
- POPULAR CHELSEA GREEN LOCATION WITHIN LEIGHTON BUZZARD
- RECENTLY RENOVATED TO A HIGH STANDARD THROUGHOUT
- SEPARATE AND COMFORTABLE LOUNGE
- THREE WELL-PROPORTIONED BEDROOMS AND FAMILY BATHROOM
- UNIQUE DECKED SEATING AREA OVERLOOKING A NEIGHBOURING PADDOCK
- INTERACTIVE VIRTUAL TOUR

Situated within the popular area of Linslade, within walking distance to the station, this impressive three-bedroom family home has undergone a comprehensive programme of extension and renovation, creating a beautifully appointed property, perfectly suited to family living.

The accommodation has been thoughtfully designed to offer an excellent balance of contemporary open-plan living, comfortable relaxation spaces and practical everyday functionality, with particular attention given to the connection between the interior and the wonderful rear garden.

Upon entering, a welcoming entrance hall provides access to the main ground-floor accommodation, including a convenient downstairs cloakroom.

To the front of the property, the separate lounge provides an inviting retreat, enhanced by the cosy log burner, offering a comfortable setting for relaxing and unwinding away from the main family living space.

Undoubtedly the heart of this home is the spectacular extended kitchen, dining and family room, which stretches across the rear of the property and provides an exceptional space for modern family life and entertaining.

The kitchen offers a generous arrangement of workspace and storage, flowing seamlessly into the dining and family areas. The impressive proportions allow for a substantial dining table and comfortable seating, creating a wonderfully sociable environment where the whole family can come together.

Expansive bi-folding doors open directly onto the rear garden, allowing natural light to flood the room while providing an effortless connection between indoor and outdoor living. Whether hosting family gatherings, entertaining friends or simply enjoying the serenity by the stream, this beautifully designed space is perfectly suited to every occasion.

A separate utility room provides additional practicality, keeping laundry and household essentials neatly away from the main living accommodation.

The first floor continues to impress, offering three bedrooms, each providing comfortable and versatile accommodation. The principal bedroom and second bedroom are both generously proportioned, while the third bedroom is ideally suited to a child's bedroom, nursery or home office.

A well-appointed family bathroom serves the first-floor accommodation, completing this beautifully presented home.

The rear garden is a particularly impressive feature of the property, offering an exceptional amount of outdoor space and a wonderful setting for family life.

Predominantly laid to lawn, the garden provides ample room for children to play, alongside attractive flower beds which bring colour and interest throughout the seasons.

Immediately adjoining the property, a generous patio area creates the ideal space for outdoor dining, summer barbecues and entertaining, with convenient access directly from the extended kitchen and family room.

Towards the far end of the garden lies a unique decked seating area overlooking a neighbouring paddock, providing a delightful place to sit, relax and enjoy the open outlook.

This thoughtfully arranged outdoor space offers a wonderful combination of practical family garden, entertaining areas and peaceful seating spots, creating a setting that can be enjoyed throughout the warmer months.

With its impressive extension, high-quality renovation, versatile accommodation and outstanding garden, this is a truly appealing family home that must be viewed to be fully appreciated.

The historic market town of Leighton Buzzard provides an excellent range of everyday amenities, including independent shops, supermarkets, cafés, restaurants and leisure facilities. The town centre retains a traditional market-town atmosphere, while offering the convenience of modern shopping and entertainment.

For those who enjoy spending time outdoors, the nearby Grand Union Canal provides picturesque waterside walks, while Rushmere Country Park offers extensive woodland, walking trails and opportunities to enjoy the surrounding Bedfordshire countryside.

Leighton Buzzard mainline railway station offers services to London Euston and Milton Keynes, making the town an appealing choice for commuters. The nearby A5 and M1 also provide convenient road connections to surrounding towns and wider motorway networks.

Combining a well-established residential setting with access to local amenities, schools, countryside and transport connections, Chelsea Green provides an appealing location for modern family living.

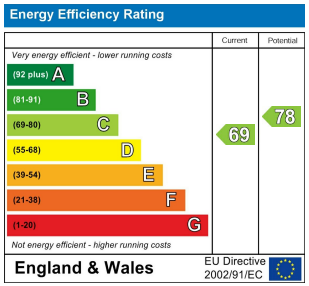
GROUND FLOOR
764 sq.ft. (70.9 sq.m.) approx.

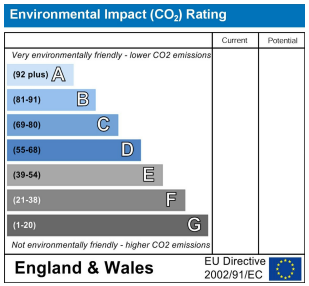
1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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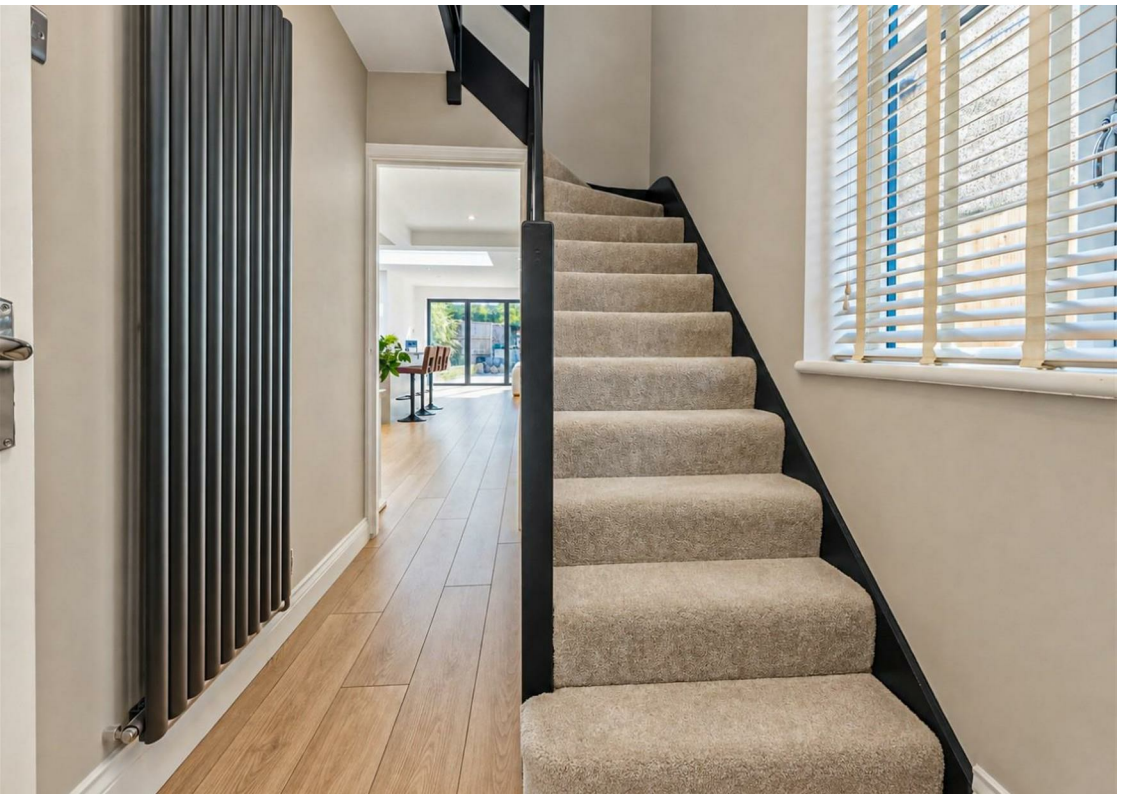



















































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