



# Layco

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## Johnson Drive Leighton Buzzard

- Two double bedrooms
- Modern, updated kitchen
- Conservatory extension
- Larger than average garden
- Off road parking for two cars
- Walking distance of schools, shops and parks

Price £315,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG  
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Layco Properties are delighted to market this beautifully presented, two double bedroom home boasting a conservatory extension, larger than average rear garden and off road parking for two cars! The home is situated on the popular Sandhills development and an early viewing is highly recommended!

**Entrance hall:** a welcoming entrance to the home with wood effect flooring that continues through the ground floor, stairs to the first floor with under stairs storage.

**Kitchen:** a light kitchen which has been updated by the current owner. The kitchen is fitted with a range of wall and floor mounted units with worktops above and breakfast bar. There is a fitted sink unit and built in oven with gas hob above. Spaces for a fridge/freezer and washing machine, cupboard housing the gas boiler, window to the front aspect.

**Living room:** a generous living room with window and double doors to the conservatory. Further under stairs storage cupboard.

**Conservatory:** of brick base construction, the conservatory is a fantastic addition to the home, currently being used as a dining room with double glazed windows and doors overlooking the garden.

**Landing:** with access to the loft and doors to the bathroom and bedrooms.

**Bedroom one:** a spacious double bedroom with a large range of fitted wardrobes and two windows to the rear aspect.

**Bedroom two:** a double bedroom with fitted airing cupboard and two windows to the front aspect.

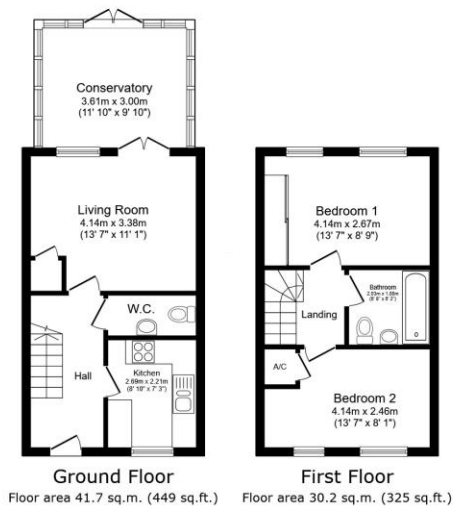
**Bathroom:** fitted with a modern white suite comprising; WC, hand basin and bath with shower above. Partly tiled walls and extractor fan.

**Garden:** the outside space of this home really sets itself apart from other properties in the area. The home boasts a larger than average rear garden which has been landscaped by the current owner and now features two patio areas, raised beds and an area laid to lawn. The garden is enclosed by fencing with gated side access to the parking area.

As well as the rear garden, the home benefits from a side garden that the owner has transformed into a further off road parking area, plus a low maintenance front garden.

**Parking:** the home benefits from off road parking for two cars given the benefit of the side garden/driveway area and a second allocated spot in the parking area beside.

**General:** freehold, Central Bedfordshire Council, council tax band: C, EPC: C.



Total floor area: 71.9 sq.m. (774 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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