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50 Clarence Road, Leighton Buzzard, LU7 3EJ

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Guide Price £300,000

- TWO BEDROOM PERIOD PROPERTY
- FEATURE FIREPLACES
- LOFT ROOM
- ENCLOSED REAR GARDEN
- LOUNGE and DINING ROOM
- DRESSING ROOM/STUDY
- BEAUTIFULLY PRESENTED
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT

This charming two bedroom period terrace home is ideally situated in the sought-after town of Leighton Buzzard, Bedfordshire.

The property is beautifully presented, boasting a cosy lounge complete with a cast-iron log burner, a dining room featuring a period fireplace, and a kitchen. Both bedrooms are enhanced by period fireplaces, adding to the home's character. The property also boasts a separate dressing room/study off the main bedroom, the second bedroom has a pull down ladder leading to the loft room. The shower room is conveniently located on the ground floor.

Externally, the property enjoys an generously sized mature rear garden, which is adorned with vibrant flower beds and mature trees.

Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, with a number of parks, good schools, and an active community.

The High Street has a variety of shops and businesses, whilst the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities.

Leighton Buzzard is also well-connected with public transport, making it a popular place to live for people who commute to London, particularly for its direct line to Euston.

The floor plan shows a rectangular layout with the following rooms and features:

- Bathroom:** Located at the top left, containing a bathtub, toilet, and sink.
- Kitchen:** Located below the bathroom, labeled "KITCHEN 8'0" x 5'11" 2.44m x 1.79m". It includes a sink, stove, and refrigerator.
- Living Area:** A large central area containing the **LOUNGE** (10'10" x 10'10", 3.31m x 3.30m) and the **DINING ROOM** (11'2" x 10'10", 3.39m x 3.30m).
- Staircase:** Located between the kitchen and the living areas, with an "UP" arrow indicating the direction.
- Entrance:** A small area at the bottom center with a double door leading into the dining room.
- Windows:** Indicated by lines with small rectangles, located in the lounge, dining room, and kitchen.
- Doors:** Indicated by arcs, showing access to the bathroom, kitchen, lounge, dining room, and entrance.

The floor plan shows a central hallway with a staircase labeled 'DOWN'. To the left of the hallway is an orange-colored 'OFFICE' measuring 7'6" x 5'11" (2.28m x 1.79m). To the right of the hallway are two yellow-colored 'BEDROOM's: the top one measures 10'10" x 10'10" (3.31m x 3.30m) and the bottom one measures 10'10" x 9'10" (3.30m x 3.00m). Each bedroom has a door opening into the hallway. The staircase is located in the center of the hallway, with a grey landing area on the left and a brown landing area on the right.

LOFT ROOM
10'10" x 8'10"
3.30m x 2.69m

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive 2002/91/EC



Dining Room

Entry via a composite door. Wood effect flooring and radiator. Feature fireplace. Double glazed bay fronted window.

Lounge

Double glazed window to rear aspect. Wood effect flooring and radiator. Cast iron log burner.

Kitchen

Double glazed window to side aspect. 1 ½ bowl ceramic sink and drainer. Plumbing for a washing machine. Space for a fridge-freezer. Four ring gas hob with an extractor over. Electric oven. Tiled flooring. Floor and wall mounted units with a worktop over.

Shower Room

Double glazed window to rear aspect. Three piece suite comprising; shower, W/C and wash hand basin.

Bedroom One

Double glazed window to rear aspect. Fitted carpet and radiator. Feature fireplace.

Office

Double glazed window to rear aspect. Door from bedroom one. Wood effect flooring. Wall mounted gas boiler.

Bedroom Two

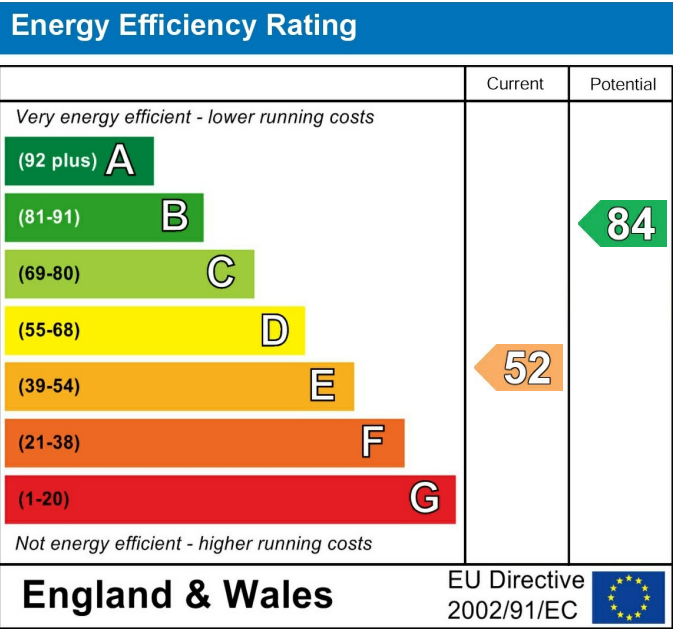
Double glazed window to front aspect. Fitted carpet and radiator. Access to a loft via a loft ladder. Feature fireplace.

Loft Room

Currently used as a dressing room, could also be used for storage or office. Skylight to rear aspect.

Rear

Enclosed rear garden. Mainly laid to lawn with a patio seating area, mature flower beds and tree.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

