



HUNTERS[®]

HERE TO GET *you* THERE

28 New Road, Leighton Buzzard, LU7 2LX

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Offers In Excess Of £400,000

- BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM CHARACTER HOME
- VERSATILE BASEMENT ROOM – IDEAL AS BEDROOM, STUDY OR HOME OFFICE
- STYLISH KITCHEN/BREAKFAST ROOM WITH DOORS TO REAR GARDEN
- RESIDENTS ON STREET PERMIT PARKING AVAILABLE
- ENCLOSED REAR GARDEN WITH PATIO AND MATURE TREES FOR PRIVACY
- CLOSE TO LEIGHTON BUZZARD TOWN CENTRE AND CANAL WALKS
- LOUNGE AND DINING ROOM BOTH WITH FEATURE OPEN FIREPLACES
- SEPARATE UTILITY ROOM AND GROUND FLOOR BATHROOM
- CONVENIENT FIRST-FLOOR CLOAKROOM
- WITHIN WALKING DISTANCE OF THE MAINLINE RAILWAY STATION

This immaculately presented three/four bedroom character home is ideally located within easy reach of Leighton Buzzard town centre, mainline railway station, local amenities, and scenic canal-side walks — perfect for both convenience and leisure.

Upon entering, you are welcomed by a bright hallway with stairs rising to the first floor. A discreet door beneath the staircase opens to a versatile basement room, ideal as an additional bedroom, study, or home office. The inviting lounge, complete with an open fireplace, flows seamlessly into the dining area, which also boasts its own feature fire, creating a warm and flexible open-plan living space.

At the heart of the home lies the stylish kitchen/breakfast room, thoughtfully fitted with a range of wall and base units, ample work surfaces, a double ceramic sink, four-ring gas hob, and electric oven. French doors open directly onto the rear garden, flooding the space with natural light and offering an effortless indoor-outdoor connection. A separate utility room adds practicality, while the ground-floor bathroom provides a modern finish.

Upstairs, the first-floor landing gives access to three bedrooms, two of which are generously sized doubles. A convenient cloakroom completes the accommodation on this level.

Externally, the enclosed rear garden offers a tranquil retreat. A patio area is perfect for outdoor dining and entertaining, while the lawn is framed by established trees and fencing, ensuring both privacy and charm.

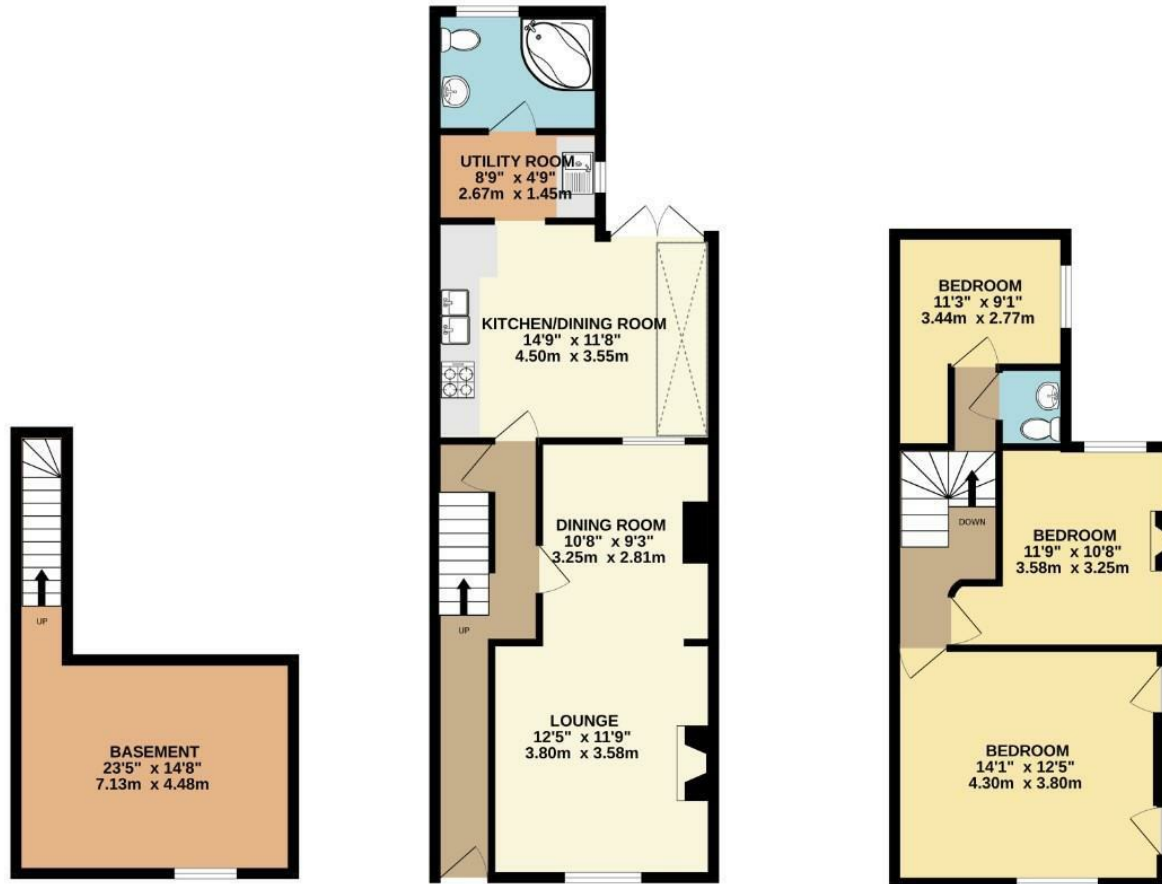
The location is perfect for commuters, with excellent transport links by both road and rail. The mainline station offers direct services into London Euston, while major road networks provide easy access north and south. Families will also appreciate the proximity to well-regarded local schools, making this an ideal home for both growing families and professionals alike.

There is on street parking for up to two cars via a resident permit obtained from the council (small yearly charge for this)

BASEMENT
199 sq.ft. (18.5 sq.m.) approx.

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 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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