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26 Southcourt Avenue, Leighton Buzzard, LU7 2QD

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Offers In Excess Of £650,000

- BEAUTIFULLY PRESENTED FOUR-BEDROOM SEMI-DETACHED PERIOD HOME
- EXTENDED FAMILY ROOM WITH FIREPLACE, VELUX WINDOWS, AND FRENCH DOORS TO THE GARDEN
- STYLISH FITTED KITCHEN WITH INTEGRATED APPLIANCES AND UNDERFLOOR HEATING, OPENING INTO DINING AREA
- MODERN FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER CUBICLE
- DRIVEWAY PARKING FOR TWO VEHICLES WITH SIDE ACCESS TO GARDEN
- HIGHLY SOUGHT-AFTER LINSLADE LOCATION, SHORT WALK TO LEIGHTON BUZZARD STATION (APPROX. 30 MINS TO LONDON EUSTON)
- SEPARATE LOUNGE WITH BAY WINDOW AND FEATURE FIREPLACE
- SPACIOUS FIRST-FLOOR LANDING LEADING TO FOUR WELL-PROPORTIONED BEDROOMS
- MATURE REAR GARDEN WITH PATIO, LAWN, AND TWO POWERED SHEDS
- AIR CONDITIONING IN MAIN BEDROOM

Set within the highly sought-after area of Linslade, this immaculately presented four-bedroom semi-detached period property perfectly balances timeless charm with modern convenience. Just a short walk from Leighton Buzzard mainline station, with direct services into London Euston in around 30 minutes, it offers the ideal blend of a tranquil family setting and superb commuter links.

From the moment you step inside, the sense of space and character is clear. The entrance hall leads to a choice of reception rooms, each with its own appeal. The extended family room, with feature fireplace, Velux windows, and French doors opening onto the garden, is the true heart of the home — a bright, versatile living space designed for both relaxed gatherings and entertaining on a larger scale. A separate lounge offers a cosy retreat with its own fireplace and bay window, while the dining room seamlessly connects to a thoughtfully designed kitchen. Fully equipped with integrated appliances, stylish cabinetry, generous work surfaces, and underfloor heating. A useful cloakroom and ample storage complete the ground floor.

Upstairs, the landing provides access to four well-proportioned bedrooms, each offering comfort and flexibility. The main bedroom features a charming bay window and air conditioning, while the remaining rooms are ideal for children, guests, or a home office. The family bathroom is finished to a high standard, with a bath, separate corner shower, modern fittings, and a heated towel rail.

The outside space is equally impressive. A mature rear garden offers a generous lawn, a patio area for alfresco dining, and two sheds with power and lighting. Side access adds convenience, while the front of the property benefits from a driveway with parking for two vehicles.

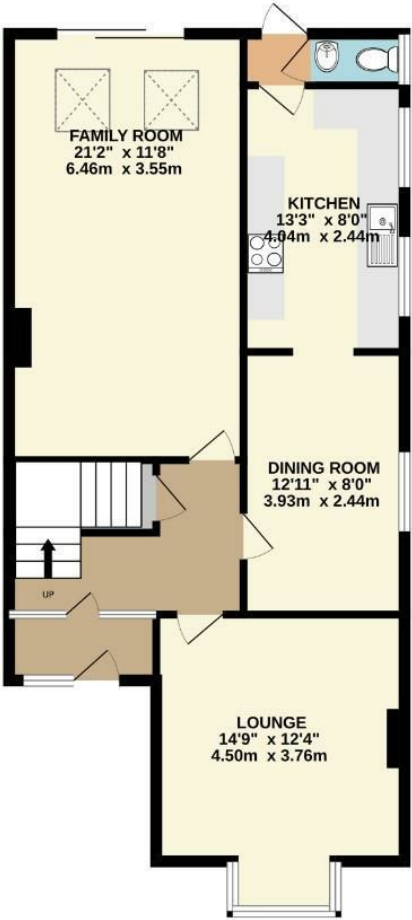
With its period character, modern enhancements, and enviable location, this home is an exceptional opportunity for families seeking both space and style in one of the area's most desirable settings.

Location

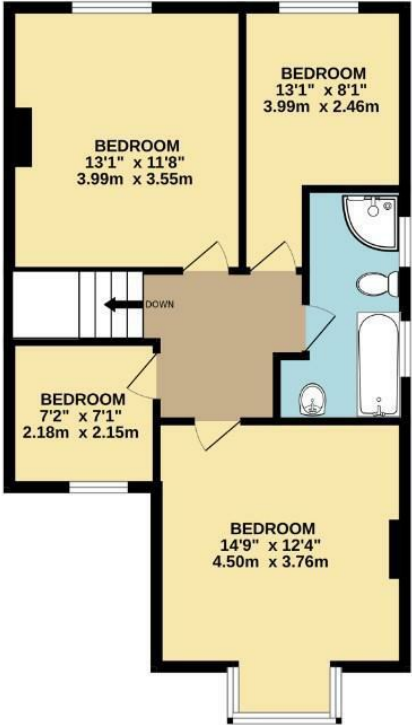
Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, 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, and is also well-connected with public transport, making it a popular place to live for people who commute to London.

GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 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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