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195 Vandyke Road, Leighton Buzzard, Bedfordshire, LU7 3HQ

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Guide Price £325,000

- TWO BEDROOM PERIOD SEMI DETACHED HOME
- CHARACTER FEATURES INCLUDING LOG BURNER
- CELLAR CURRENTLY USED AS A HOME OFFICE
- LARGE ENCLOSED REAR GARDEN WITH MATURE TREES
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT
- POPULAR LEIGHTON BUZZARD LOCATION
- OPEN PLAN LOUNGE AND DINING ROOM
- FITTED KITCHEN AND GROUND FLOOR BATHROOM
- CHARMING AND VERSATILE ACCOMMODATION
- INTERACTIVE VIRTUAL TOUR

This charming two bedroom period semi-detached home, ideally located within a popular and well-established area of Leighton Buzzard. Full of character and offering well-balanced and versatile accommodation arranged over three levels, this attractive property is perfect for first-time buyers, downsizers or those looking for a characterful home in a convenient location.

The property is entered into a bright and inviting lounge, which immediately sets the tone with its feature cast iron log burner creating a warm and cosy focal point. The lounge flows seamlessly through to the dining room, providing an excellent open and sociable space for everyday living and entertaining. From the dining room, stairs lead down to a useful cellar, which is currently being used as a home office, offering flexible additional space ideal for working from home or storage.

To the rear, the kitchen is fitted with a range of floor and wall mounted units and offers a practical and functional layout. The ground floor is completed by the bathroom, making the layout both convenient and well thought out.

On the first floor, the landing leads to two well-proportioned double bedrooms, both offering comfortable and versatile accommodation.

Externally, the property continues to impress with a large enclosed rear garden, mainly laid to lawn with a seating area and complemented by mature trees, creating a pleasant and private outdoor space ideal for relaxing or entertaining.

Situated in a popular part of Leighton Buzzard, the home is well placed for access to local shops, schools, the town centre and the mainline railway station with direct links to London Euston. This delightful period home combines charm, space and practicality, and an internal viewing is highly recommended to fully appreciate everything it has to offer.

BASEMENT
117 sq.ft. (10.8 sq.m.) approx.

GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		





