



**Grove Road, Leighton Buzzard, LU7 1SF**

**welcome to**

## **Grove Road, Leighton Buzzard**

VICTORIAN beauty! FOUR-bedroom home arranged over four floors. Superb lower ground floor kitchen/diner/family room. Original fireplaces, high ceilings, wooden flooring with walk in bay windows. Walled rear GARDEN. Permit PARKING. Walkable to TOWN CENTRE and Parsons Green PARK.

### **Cloakroom**

Wall mounted wash hand basin. Victorian wash-down closet toilet with high flush. Obscure glazed window to rear.

### **Lounge**

14' 7" into bay x 11' 1" max ( 4.45m into bay x 3.38m max )  
Cast iron open fireplace with slate hearth, fender and wooden surround and mantel. Stripped wooden floor. Column radiator. Single-glazed sashed bay windows to the front.

### **Bedroom / Study**

11' 7" x 9' 2" ( 3.53m x 2.79m )  
Currently used as a study with feature open fireplace, radiator, high skirting boards and picture rail. Single-glazed sash windows.

### **Lower Ground Floor**

#### **Entrance Hall**

Victorian style door to the front. Stairs leading to the lower ground floor. Two column radiators, Stripped wood flooring. Two detailed archways with corbels. Half glazed wooden door to outside rear. Doors into front lounge, study, and cloakroom.

#### **Entrance**

Composite door to the front, coir matting plus coat and shoe storage. Opens into family area.

### **Kitchen / Family Room**

27' 7" max x 14' 10" max ( 8.41m max x 4.52m max )  
Kitchen area: Fitted kitchen with a mix of solid wood wall and base and drawer units with work surface over. Brick effect tiling to splash areas. Integrated under unit freezer. Central kitchen island with ceramic double butler style sink with hot water kitchen sink mixer tap. Pull out kitchen waste recycling bin. Space and gas point for range style

gas cooker and hob. Concealed extractor. Integrated dishwasher. Space for an upright American style fridge/freezer. Micro cement flooring. Built-in under-stairs storage cupboard/pantry. Double glazed patio doors into utility area. Recessed lighting. Auto mist system. Space for large dining table and chairs.

Family Area: Open from kitchen. Double glazed sash bay window to front. Bespoke fitted bench window seat and cushion with pull out concealed storage under. Jotul white enamel wood burning stove with slate hearth. Solid oak wall divide with display shelf and coats and shoe storage. Space for soft seating and television area.

### **Utility Area**

7' 9" x 5' 9" ( 2.36m x 1.75m )  
Conservatory style room with glass roof. A mix of wall and base units with wood block work surface over and space for a washing machine and dryer. Wood panelling to the walls. Glazed door to the outside, high-rise steps to the garden.

### **First Floor Landing**

Stairs from the ground floor and stairs to the second floor. Exposed brick wall. Stripped wood floorboards. Space for a soft seat. Doors to Bedrooms one and three plus the family bathroom.

### **Bedroom One**

14' 10" max x 14' 5" max ( 4.52m max x 4.39m max )  
Original cast iron fireplace with grate and hearth, original floorboards, vertical radiator, high skirting boards and picture rail. Single-glazed sash bay window to the front.

### **Bedroom Three**

10' 6" into alcove x 9' 2" ( 3.20m into alcove x 2.79m )  
Original fireplace, ceiling rose and picture rail. Sash window to the rear.

### **Bathroom**

Partially tiled with original Royal Dalton wash hand basin, low-level WC and roll top bath with rain shower and oval shower curtain rod. Worcester gas central heating boiler, stripped floorboards and picture rail. Single-glazed casement window to the rear. Heated towel radiator.

### **Second Floor Bedroom Two**

15' 11" max x 13' 9" max ( 4.85m max x 4.19m max )  
Built-in wardrobe area with hanging space and shelf storage. Eaves cabinet storage. Stripped wood flooring. Vertical radiator. Wall light. Interior vertical window. Four velux skylight opening windows to the front and rear. Some restricted head height.

### **Outside Rear Garden**

Walled garden mostly laid to lawn with sleeper edging. Patio area. Flower and shrub borders. Water butt and timber shed. Glazed door leading to ground floor hallway. Gated access with steps leading to lower ground floor utility area. Gated access at rear of garden leading to a side access with double gate to the road.

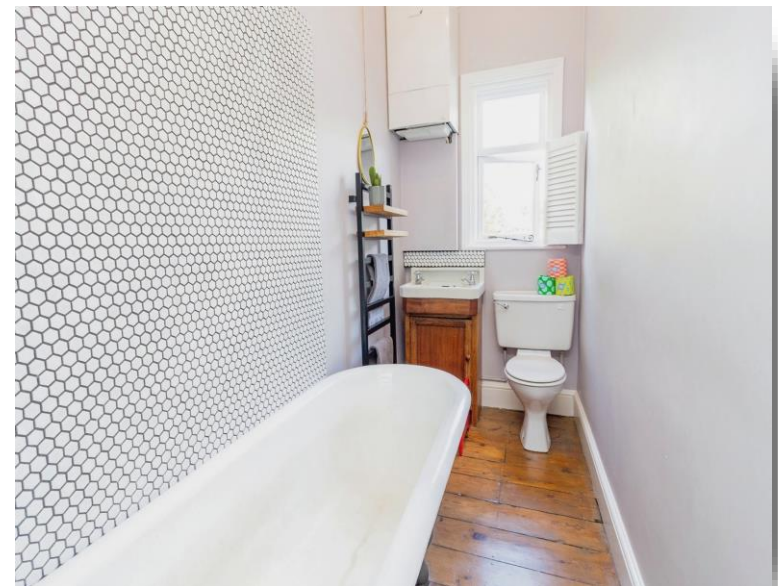
Front: Enclosed by low brick wall and wrought iron railing. Steps leading to lower ground floor entrance, steps to front entrance. Outside light.

### **Parking**

On road, permit parking available.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Grove Road,**  
**Leighton Buzzard**

- VICTORIAN FOUR STOREY TOWN HOUSE
- AUTO MIST SYSTEM
- ORIGINAL PERIOD FIREPLACES
- SUPERB LOWER GROUND FLOOR KITCHEN/FAMILY ROOM
- WALKING DISTANCE TO TOWN CENTRE AND PARK

Tenure: Freehold EPC Rating: D

**£575,000**



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