



**Regent Street, Leighton Buzzard, LU7 3JZ**

**welcome to**

## **Regent Street, Leighton Buzzard**

Come and see this three- bedroom, semi-detached property, where contemporary living meets characterful charm. With a newly refurbished Kitchen, a cosy living room and mature garden this really is the perfect home. Great location with commuting routes to the M1 and town centre.

### **Entrance Hall**

Door to the front, stairs to the first floor and vertical radiator.

### **Lounge**

13' 9" into bay x 12' max ( 4.19m into bay x 3.66m max )  
Open working fireplace, radiator and double-glazed bay window to the front.

### **Dining Area**

11' x 10' 9" ( 3.35m x 3.28m )  
Vertical radiator and double-glazed French doors leading out to the garden.

### **Kitchen**

17' 11" x 15' 7" ( 5.46m x 4.75m )  
Fitted kitchen with a mix of wall and base units with work surface over, sink, electric oven, microwave and induction hob with extractor fan over.  
Integrated dishwasher, washing machine and fridge/freezer. Breakfast bar and vertical radiator.  
Space for a dining table and chairs. Double-glazed windows to the side and rear. Access to a small porch and the garden.

### **First Floor Landing**

Stairs from the ground floor and access with a partially boarded loft with light. Double-glazed window to the side.

### **Bedroom One**

12' max x 11' 3" ( 3.66m max x 3.43m )  
Fitted wardrobes with hanging rail and storage, radiator and double-glazed window to the front.

### **Bedroom Two**

11' 1" x 9' 8" ( 3.38m x 2.95m )  
Radiator and double-glazed window to the rear.

### **Bedroom Three**

8' x 7' 8" ( 2.44m x 2.34m )  
Radiator and double-glazed window to the rear.

### **Bathroom**

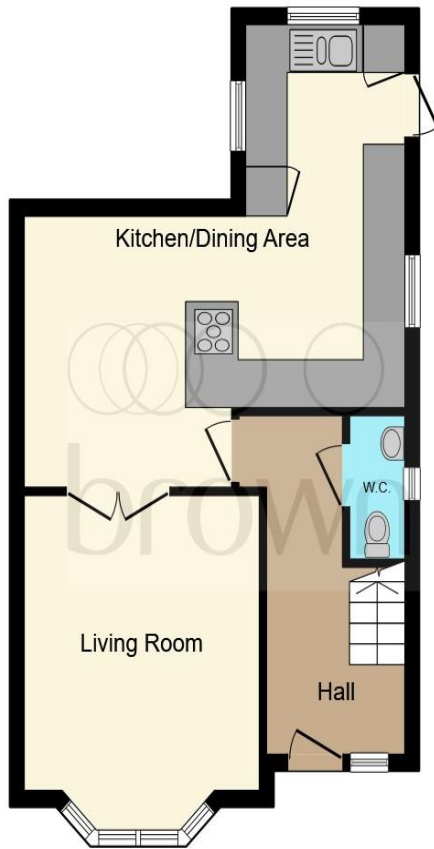
Wash hand basic and low-level WC set in a vanity unit and bath with rain shower over. Heated towel rail and extractor fan. Double-glazed obscured window to the front.

### **Outside Front Garden**

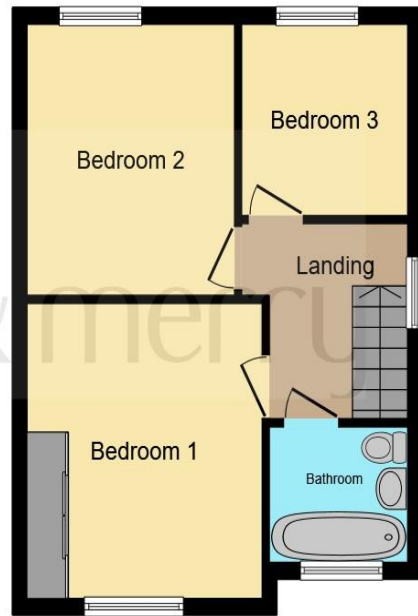
Cobbled stone drive providing off road parking for two cars, enclosed by a hedge.

### **Rear Garden**

Mainly laid to lawn with stone seating area and decked area. Fully enclosed with gated side access.



**Ground Floor**



**First Floor**

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**  
**Regent Street,**  
**Leighton Buzzard**

- EASY ACCESS TO A5 AND M1
- CLOSE TO BROOKLANDS SCHOOL AND VANDYKE UPPER SCHOOL
- SHORT WALK TO THE TOWN CENTRE
- MATURE GARDEN
- OFF-STREET PARKING

Tenure: Freehold EPC Rating: D

offers over

**£400,000**



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Property Ref:  
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brown & merry



**01525 372021**



[LeightonBuzzard@brownandmerry.co.uk](mailto:LeightonBuzzard@brownandmerry.co.uk)



17 High Street, LEIGHTON BUZZARD,  
Bedfordshire, LU7 1DT



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