



Vandyke Road, Leighton Buzzard, LU7 3HG

welcome to

Vandyke Road, Leighton Buzzard

This charming FOUR-bedroom, Victorian END-OF-TERRACE home combines period elegance with modern updates. Featuring high ceilings, characterful fireplaces, a large garden, car port parking and four good sized rooms, ideal for those seeking historic charm with modern comforts.

Entrance Hall

Double-glazed door to the front, stairs to the first floor and radiator. Doors to lounge and dining/family room.

Lounge

11' 5" x 11' 5" (3.48m x 3.48m)

Feature fireplace, radiator and double-glazed bay window to the front with seating.

Dining Room / Family Room

12' 10" x 12' 4" (3.91m x 3.76m)

Radiator, brick-built feature fireplace and double-glazed window to the rear. Flows into the utility lobby.

Laundry Room

Space for a washing machine and tumble dryer.

Shower Room

Tiled with pedestal wash hand basin with mixer taps, low-level WC and shower cubicle. Double-glazed obscured window to the side.

Lower Ground Floor

Kitchen / Diner

12' 10" x 12' 4" (3.91m x 3.76m)

Fitted with a mix of wall and base units with work surface over, sink with mixer taps and drainer, range style cooker with electric oven and gas hob.

Extractor fan, integrated dishwasher and space for an American style fridge/freezer. Space for a dining table and chairs. Vertical radiator and double-glazed, light tunnel window to the front.

First Floor Landing

Stairs from the ground floor, cupboard and loft access. Doors to all bedrooms and the family bathroom.

Bedroom One

15' x 11' 6" (4.57m x 3.51m)

Cast iron fireplace, storage cupboard, radiator and double-glazed window to the front.

Bedroom Two

10' 9" x 8' 1" (3.28m x 2.46m)

Built-in storage, radiator and double-glazed window to the front.

Bedroom Three

10' 8" x 8' 7" (3.25m x 2.62m)

Radiator and double-glazed window to the rear.

Bedroom Four

9' 4" x 7' 9" (2.84m x 2.36m)

Radiator and double-glazed window to the rear.

Bathroom

Partially tiled with pedestal wash hand basin with mixer tap, low-level WC with high flush cistern, shower cubicle with mixer taps and a roll top bath with claw feet. Heated towel rail and double-glazed obscured window to the rear.

Outside

Rear Garden

Mainly laid to lawn with patio area. Fully enclosed with gated side access.

Parking

Car port to the front and storage room to the rear.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor is an Employee of the Connells Group of companies.



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

welcome to
Vandyke Road,
Leighton Buzzard

- OFF STREET PARKING
- CLOSE TO LOWER AND UPPER SCHOOLS
- EXTENDED VICTORIAN TERRACED
- REAR GARDEN STORAGE
- CHARACTER FEATURES THROUGHOUT

Tenure: Freehold EPC Rating: E

offers over
£450,000



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