



Regent Street, Leighton Buzzard, LU7 3JY

Offers In Excess Of £400,000



- **Extended Detached House**
- **Three Double Bedrooms**
- **20Ft Master Bedroom with En-Suite**
- **23Ft Living Room with Open Fireplace**
- **Separate Study & Family Room**
- **16Ft Kitchen/Breakfast Room**
- **Driveway Parking for Three Vehicles**
- **Very Short Walk to Town Centre**
- **Solar Panels & Great Energy Efficiency**
- **No Upper Chain**



IMPRESSIVELY SIZED & EXTENDED DETACHED HOUSE | THREE DOUBLE BEDROOMS | DRIVEWAY PARKING | 20FT MASTER BEDROOM WITH EN-SUITE | 23 FT LOUNGE WITH OPEN FIREPLACE | SOLAR PANELS AND GREAT ENERGY EFFICIENCY

M & M Properties are delighted to offer for sale with no upper chain this delightfully extended, highly spacious detached family home which boasts three double bedrooms, three generous reception rooms and also two bathrooms (one en-suite).

The property sits along a sought after location of pretty Victorian terraced homes, but set back from the roadside with the rare addition of driveway parking to the front.

Location
Regent Street lies prominently within Leighton Buzzard, offering convenient access to the bustling town centre in just a very short walk. Within the town it is enriched with a diverse array of local amenities, encompassing a variety of shops, restaurants, supermarkets, and traditional butchers. The charm of a mostly Georgian high street is complemented by the lively atmosphere of a twice-weekly vibrant charter market.

Families residing in South Street and close by benefit from close proximity to excellent school catchment areas, catering to all age groups. Additionally, the location proves ideal for commuters, as the property is within walking distance of the train station. Furthermore, easy accessibility to major roadways such as A5, A421, and the M1 enhances the overall convenience for residents.





Accommodation

The property comes with impressively sized rooms throughout, set over two floors with a good sized loft for storage as well as a generous garden with the potential to add extensions should the next owners wish to do so. The ground floor has a central entrance hallway which conveniently provides access into all three reception rooms, the kitchen/breakfast room and a handy downstairs WC.

The first two reception rooms are perfectly suited for use as a study/home office, separate dining or seating space, and then there is third reception room across the back of the property which would be the focal living space which also features an open fireplace and doors leading out to the garden. Lastly the kitchen/breakfast room comes fitted with a range of wall and base level units with roll top worksurfaces over and complimentary splashback tiling. There is space for appliances, a breakfast seating bar and a door to side passageway perfect for additional storage.

Stairs rise up to a first floor landing where there are doors leading into the 20ft master bedroom which comes fitted with a range of built in wardrobes and an en-suite shower room. Then there is also two further double bedrooms and a family bathroom.

Gardens & Exterior

To the front is the driveway and side access into the passageway which can also lead into the property or to the back. The rear of the property boasts a good sized north-east facing garden featuring a paved patio seating area with the remainder mainly laid to lawn with a selection of planted borders.

In addition to this there is a detached outbuilding at the bottom of the garden which has full power and light connected, currently set up as a sauna however can be changed into a home office if required. Then there is a further storage building to the side.

Parking

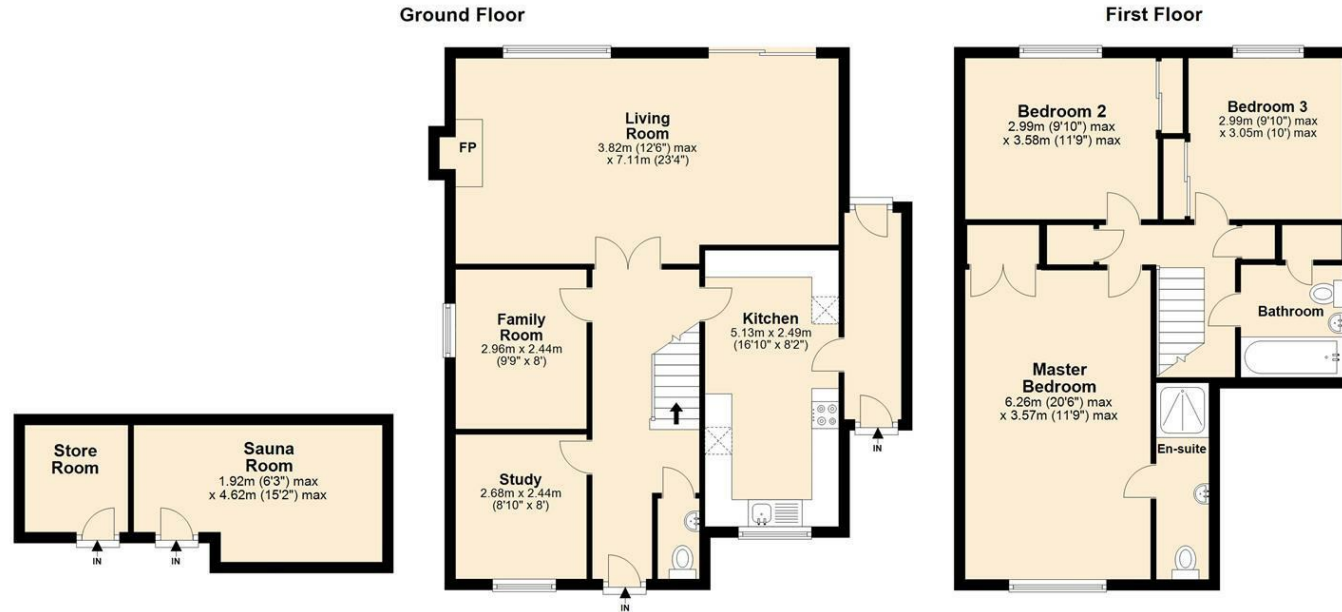
There is a driveway to the front to provide parking for up to three vehicles.

Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected. There are also solar panels.



Floor Plan



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.