



Vandyke Road, Leighton Buzzard, LU7 3HG

£275,000

Icons representing property features: 2 bedrooms, 1 bathroom, 2 living areas, and a dining area.

- **Delightfully Charming Victorian Period Home**
- **Spacious Two Double Bedrooms**
- **Newly Replaced Kitchen**
- **Two Good Sized Reception Rooms**
- **Fantastic Sized Rear Garden**
- **Bags of Potential for Extensions!**
- **Replacement Carpets Throughout**
- **Sought After Town Centre Location**
- **Excellent for Commuters**
- **Great Blank Canvas Property**



M & M Properties are pleased to offer with no upper chain, this delightfully charming terraced period home, positioned along the sought after Vandyke Road which provides a balanced lifestyle with very easy access to the town centre amenities and excellent transport links, all within a charming, historic setting.

This particular property is presented as a blank canvas for new buyers to add their own stamp to but very much still 'ready to move into' with a newly replaced kitchen, neutral decoration and replacement carpets throughout.

The property comes appealing to those who want the freedom to design and customize the current space according to their personal tastes and needs but with the vast potential to add extensive renovations, adding a loft conversion and extensions, or simply choosing every detail of the interior design.

The property comes set over two floors, with good sized and well proportioned space with the added benefit of the first floor being over the central alleyway expanding on the already spacious rooms.

The ground floor is accessed through the main front door into a living room with a feature bay window to the front aspect. Leading from here there is an inner hall going into the dining space, with a large under stairs cupboard making it incredibly useful in helping to keep spaces tidy and organized.

Beyond this is a recently refitted kitchen area with a range of high gloss units to wall and base levels, roll top worksurfaces with inset sink, mixer tap and drainer. There is an integrated electric oven, gas hob and extractor fan as well as space for under counter, counter-top and free-standing appliances. Lastly there is a shower room with a three piece suite to complete the ground floor.

Stairs rise up to the first floor landing with two doors either side leading into both particularly good sized double bedrooms. Bedroom one at the front has two windows creating a wonderfully light and airy space and also has a built in storage cupboard, useful for using as a wardrobe or for storage.

Bedroom two at the rear also has two windows as well as a fantastic bonus room housing the boiler to utilise however the new owners see fit. Great ideas include having the room set up for a study area, home office, walk in wardrobe or even offers the scope to convert into an additional upstairs bathroom if required.





The property rests on a good sized plot with a typically generous sized garden, offering a charming glimpse into 19th-century life, with the opportunity to enjoy the classic outdoor style that remains timeless.

To the front is a small courtyard space with a low level brick wall leading to the front door. There is a side alleyway leading to the back of the property which has shared usage between neighbouring properties.



At the rear is a lovely, well maintained garden space which is fully enclosed and easy to up keep. There is a paved patio seating area directly off the house, with a large storage shed with the remainder laid to lawn with mature hedging and greenery.

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.



More about the location....

Vandyke Road is one of the historic Victorian roads located on the edge of Leighton Buzzard town centre which is easily walkable in a few minutes as well as being in very close proximity to various parks and playing fields.

The location is ideally suited for families as good schools for all ages are within the vicinity to include Clipstone Brook and Beadesert lower schools, Gilbert Inglefield Academy and Vandyke Upper School. Within the town centre itself there are wide range of amenities to include local shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market.



The mainline Leighton Buzzard train station is just over a 30 minute walk away, making it perfect for commuting into London Euston.

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.