

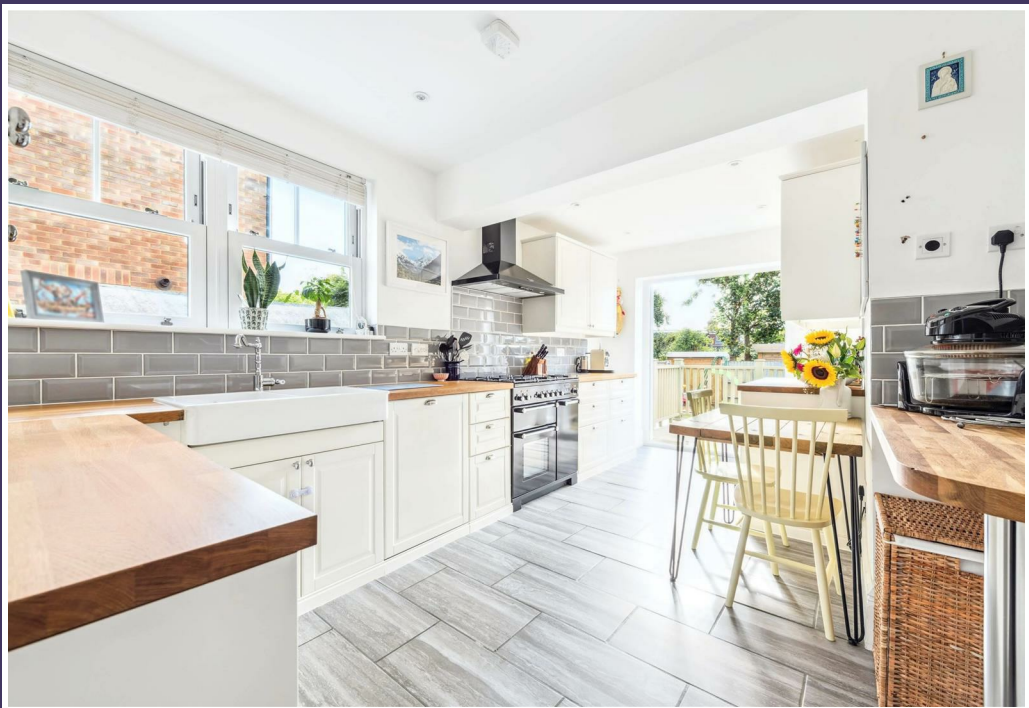


Hartwell Crescent, Leighton Buzzard

£475,000









# Hartwell Crescent, Leighton Buzzard

£475,000

- Beautifully Renovated Edwardian Period Home
- Striking Double Sash Bay Windows
- 17Ft Kitchen/Breakfast Area
- Sought After Town Centre Location
- 16Ft Master Bedroom with Fitted Wardrobes
- Three Double Bedrooms
- 24Ft Open Living Room with Duel Fireplaces
- Unique Blend of Historic Elegance and Modern Living
- Excellent for Commuters
- South Facing Rear Garden

Positioned along the sought after Hartwell Crescent is this timeless example of a traditional Edwardian semi detached period home renovated, extended and refurbished to an exceptionally high standard, still keeping its iconic architectural style that perfectly reflects the characteristics of the period, offering a unique blend of historic elegance and modern living.

The location of Hartwell Crescent provides a balanced lifestyle with very easy access to the town centre amenities and excellent transport links, all within a charming, historical setting.

This lovely family home is just bursting with characterful and traditional features throughout that the new owners can enjoy like the delightfully tall and naturally bright bay windows, the ornamental dual fireplaces in the impressive 25Ft lounge, and the wooden flooring, high ceilings and picture rails to name just a few!

Rarely have we seen such a remarkable period home that has been thoughtfully renovated bringing the property back and buying its original glory!



The property is accessed through the main front door with its ornate arched top frame leading into a grand and welcoming entrance hallway running parallel to the highly spacious living room on the left.

The living area has been opened up with the original dining room to now create a fabulous bright and airy through space totalling over 24 feet, flooded by natural light from the beautifully tall feature sash bay window facing the front and the additional double aspect sash window at the back.

There are two ornamental fireplaces that are both quintessential focal points of the room with each having a decorative hearth and mantelpieces. Additionally the wooden effect flooring, high ceilings, picture rails and decorative coving add to the historical charm in the room.

Leading through the hallway to the back of the house there is a central dining space which additionally could also suit a home office set up if preferred and also includes a handy downstairs WC.

This space opens up to the extended kitchen/breakfast space at the rear which is fully fitted with an array of modern, shaker style storage units to wall and base levels with solid wood worksurfaces, breakfast seating bar and complimentary subway tiling to the splashback areas.

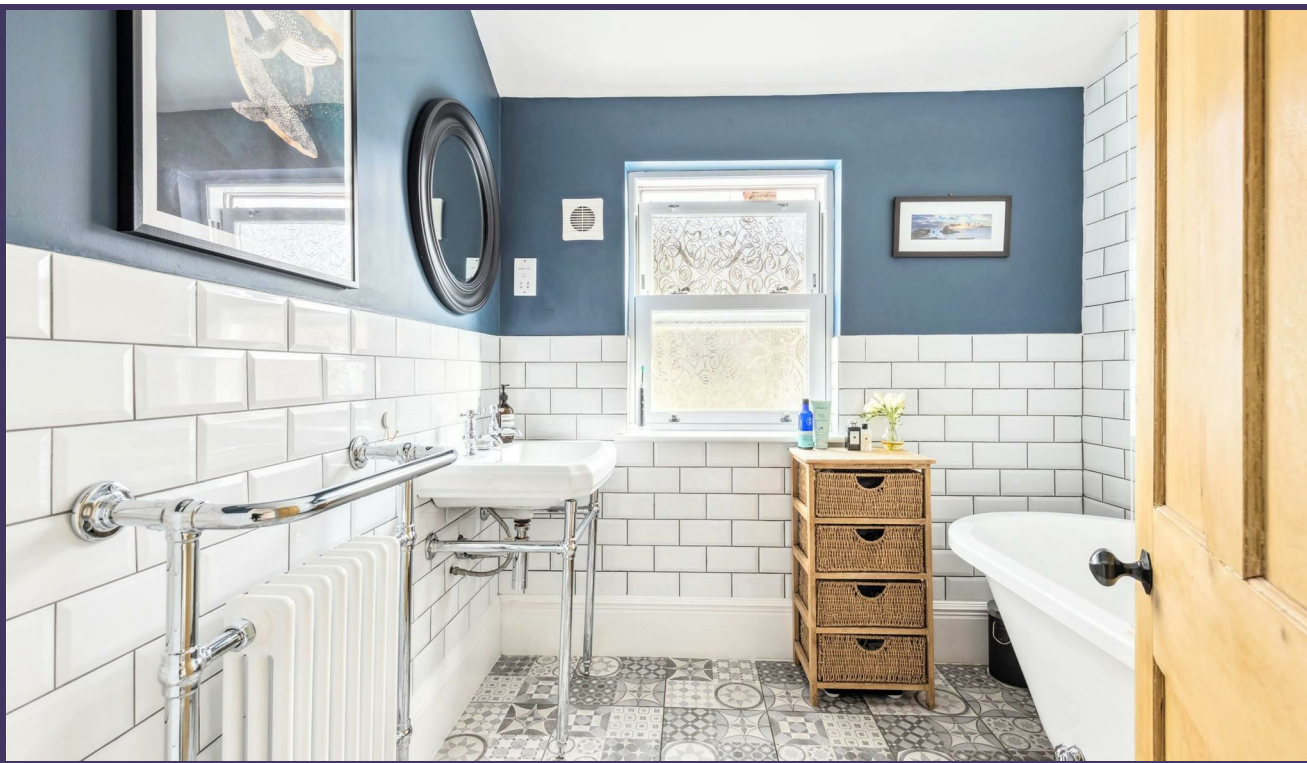
There is ample space for under-counter appliances, as well as a built in dishwasher and space for a Rangemaster style oven. Spotlights run throughout and a set of french doors lead directly out onto the rear garden and composite decking area making entertaining family and friends a breeze, seamlessly blending the indoor and outdoor spaces.

Rising up to the first floor there is a spacious landing connecting to all of the rooms effortlessly and conveniently. There are a total of three double bedrooms, the master in particular is very impressive spanning the width of the property at the front and having another beautiful bay sash window further enhancing both the aesthetic appeal and functionality of the space. Additionally there are two fitted large double wardrobes and further fitted cupboard creating an essential storage solution for the room.

Lastly there is a family bathroom fitted with a typically Edwardian style suite to include a hand wash basin and detached roll top bath with a fully tiled shower space, as well as a further separate WC offering a perfect blend of innovation and classical flair.







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

The front of the property is a small tiled courtyard enclosed by a traditional low red-brick wall with gated side access to the back garden. At the rear is an open and well maintained garden space which is fully enclosed and easy to up keep.

There is a paved patio seating space aswell as a slightly raised composite decking area directly off the back of the house. Additionally there is a storage shed with the remainder laid to lawn with decorative border plants and greenery, aswell as a section at the foot of the garden ideal for a children's play area set up or for space to erect an outside home office if desired.

More about the location...

Hartwell Crescent is one of the historic Edwardian style 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 Beaudesert 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.

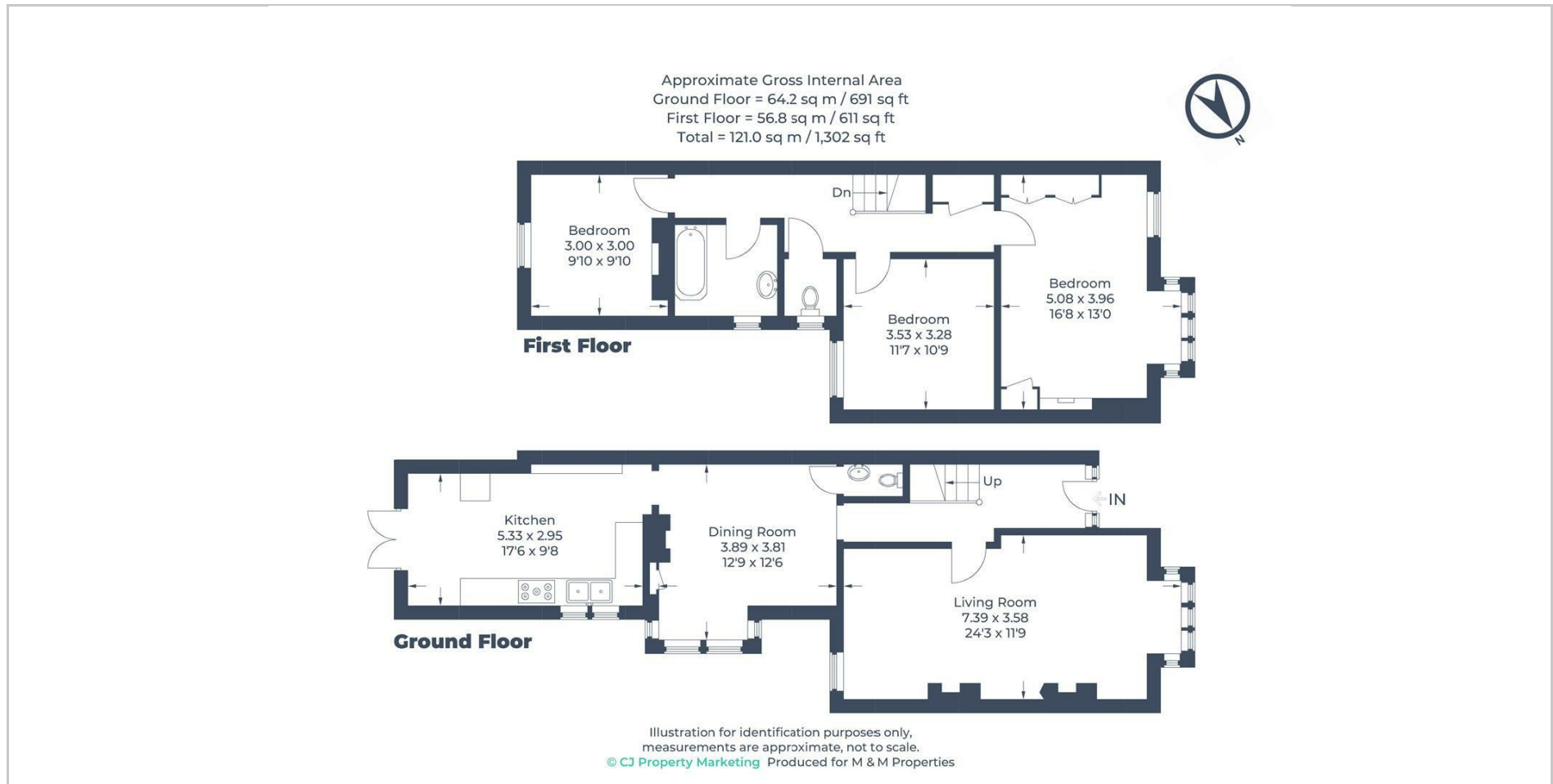
The mainline Leighton Buzzard train station is just over a 30 minute walk away, making it perfect for commuting into London Euston.







# Floor Plans



## 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.