



Vandyke Road, Leighton Buzzard, LU7 3HH

£285,000



- **Beautifully Presented Victorian Terraced Home**
- **Two Bedrooms**
- **Sash Windows & Open Fireplaces**
- **Refitted Upstairs Bathroom**
- **Lounge with Separate Dining Room**
- **Generous South-East Facing Garden**
- **No Upper Chain**
- **Sought After Town Centre Location**
- **Excellent for Commuters**
- **Rustic Wood Themed Kitchen**



M & M Properties are pleased to offer with no upper chain, this much improved traditional red-brick Victorian period home with character features, 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.

The property comes appealing to those who want the look and feeling of a warm and cosy, highly spacious period cottage, set within a popular town location to enjoy all of the amenities it has to offer within short walking distance.

The property comes set over two floors, with good sized and well proportioned rooms throughout as well as numerous character features to included wooden flooring, open fireplaces and sash windows.

The ground floor is accessed through the main front door into a living room with a feature sash window to the front aspect as well as a decorative brick fireplace. 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 beautifully crafted, rustic themed kitchen area with a range of solid wood units to wall and base levels, solid wood worksurfaces with inset butler style sink, mixer tap and drainer. There is ample space for under counter, counter-top and free-standing appliances with the fridge/freezer and washing machine to remain. A courtesy stable door leads from the kitchen directly out onto the rear garden and patio seating area.





Stairs rise up to the first floor landing with two doors either side leading into both particularly good sized bedrooms. Bedroom one at the front has a feature sash window creating a wonderfully light and airy space.

Bedroom two at the rear has a storage cupboard ideal for keeping the room organised or to act as a wardrobe. Lastly there is a recently refitted family bathroom which comes fitted with a modern three piece suite and a shower over the bath.



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.

At the rear is a sunny south -east facing, traditionally long and well maintained garden space which is fully enclosed and easy to up keep. There is a paved patio seating space directly off the back of the house, with the remainder laid to lawn with mature hedging and plants.

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 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 Plan

## Ground Floor



## First Floor



## 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.