



Vandyke Road, Leighton Buzzard, LU7 3HQ

Offers In Excess Of £385,000





Vandyke Road, Leighton Buzzard, LU7 3HQ

- Beautiful Victorian Terraced Home
- Unique Blend of Historic Elegance and Modern living.
- 15Ft Kitchen/Breakfast Area
- Converted Cellar
- Excellent for Commuters
- Three Double Bedrooms
- 23Ft Living Space with Bay Window & Fireplace
- Bi-Folding Doors Leading to Rear Garden
- Sought After Town Centre Location
- No Upper Chain

M & M Properties are delighted to offer with no upper chain this timeless example of a traditional red brick Victorian terraced home with its iconic architectural style perfectly reflecting the characteristics of the period, offering a unique blend of historic elegance and modern living.

The home comes 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 with just under 1300 square feet of living accommodation with flexible, highly spacious and versatile rooms on every floor making it tailored for families of all sizes .

Throughout the years the property has been impressively extended and improved to now include three double bedrooms, a 23ft open plan living area with feature bay window and open fireplace, a 15ft kitchen/breakfast area with skylight and bi-folding doors leading out onto the private rear garden aswell as a converted cellar.

Offers In Excess Of £385,000



The property is accessed through the main front door into a grand and welcoming entrance hallway running parallel to the living room on the left. The living area has been opened up with the dining room to now create a fabulous bright and airy through space, flooded by natural light from the feature sash bay window facing the front.

The ornamental fireplace is a quintessential focal point of the room with its decorative hearth and mantle with a range of useful storage units either side. Additionally the wooden flooring, high ceilings and decorative coving add to the historical charm in the room.

Leading through there is an inner hallway to include a handy downstairs WC, as well as stairs going down to the fully converted cellar. The cellar is an invaluable extra room maximising the available space on offer which can be used as an additional seating area, gaming room, home office or study set up, home gym or even an optional bedroom if its required.

Completing the ground floor is the extended kitchen/breakfast/dining room at the back which is fully fitted with an array of modern, high gloss storage units to wall and base levels, with worksurfaces and complimentary tiling to the splashback areas. There is ample space for under-counter appliances, as well as a built in oven, hob and extractor fan as well as a fridge/freezer. Spotlights run throughout and there is a skylight over the dining space to further improve the natural lighting while sitting down to eat. Bi-fold doors lead directly out onto the rear garden patio 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. Lastly there is a family bathroom fitted with a modern three piece suite.





The property rests on a good sized plot with a generous sized 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. At the rear is a open and 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 storage shed with the remainder laid to lawn with mature hedging, border plants and greenery, aswell as an additional timber decking seating space.

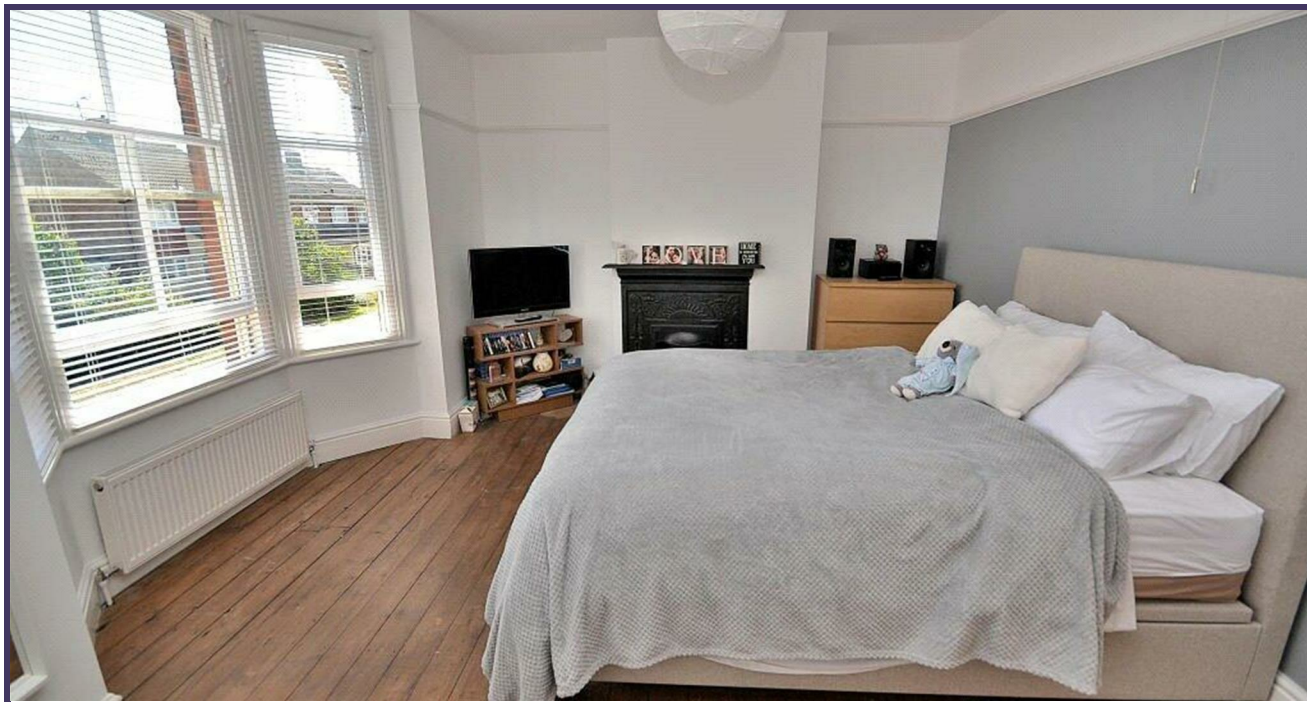
The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

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 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.