



Vandyke Road, Leighton Buzzard, LU7 3HH

Offers In Excess Of £290,000



- **Traditional Red Brick Victorian Period Home**
- **Two Double Bedrooms**
- **22Ft Open Plan Living & Dining Space**
- **17Ft Newly Refitted Kitchen Area**
- **Log Burner with Fireplace**
- **Low Maintenance South-East Facing Rear Garden**
- **Detached Home Office with Full Power Connected**
- **Sought After Town Centre Location**
- **Excellent Location for Commuters**
- **Incredibly Spacious Throughout**

Positioned along the sought after Vandyke Road is this much improved, traditional red-brick Victorian period home with a spacious 22ft open plan living/dining space, feature log burner and fireplace, newly replaced fitted kitchen aswell as a detached home office with full power connected creating the perfect blend of modern living and work-life balance.

The location is perfect for those seeking a balanced lifestyle, offering conveniently easy access to town centre amenities and excellent transport links, including a walkable mainline train station with direct links into London Euston, all set within a charming and historic environment.

The property is arranged over two floors, offering generously sized and well-proportioned rooms throughout. It also includes a spacious loft, providing excellent potential for future conversion.

The ground floor is accessed via the main entrance, leading into an impressive open-plan living and dining area that spans 22 feet in length. This space features double-aspect windows, a striking focal fireplace with a log burner, and neatly fitted storage cupboards on either side.

The property also features a separate kitchen, recently updated to include a range of 'Shaker' style wall and base units with wood-effect worktops. A built-in five-ring gas hob, electric oven, and grill add to the kitchen's functionality, while there is ample space for all essential household appliances. Two sets of windows flood the room with natural light, and a courtesy door provides convenient access to the garden and patio seating area.

At the rear of the property is the family bathroom, fully tiled and equipped with a modern white three-piece suite, including a WC, hand wash basin, and a bathtub with an overhead shower. A heated towel rail adds an additional touch of comfort and practicality.

Stairs lead up to the first floor landing, where doors on either side open into two generously sized and comfortable double bedrooms. The front facing Bedroom one is the largest, offering a bright and airy ambiance, while Bedroom two overlooks the rear and enjoys warm, natural light from the south-east sun.





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

At the rear is a sunny south -east facing, low maintenance 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 a decorative stoned border, with the remainder being slightly raised with artificial lawn.



At the foot of the garden is a convenient detached home office with full power and light connections, making the perfect environment to remotely work. Alternatively the rooms lends itself for a variety of other uses to include a home gym, child's play room, outside dining set up or even as general storage.

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.



Council Tax Band B.

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



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.