



South Street, Leighton Buzzard, LU7 3NY

Offers In Excess Of £250,000



- **Charming Victorian Terraced Home**
- **Two Bedrooms**
- **No Upper Chain**
- **20Ft Living Room**
- **Very Short Walk into Town Centre**
- **Excellent For Commuting into London**
- **Generous Sized Rear Garden**
- **Upstairs Bathroom**
- **Kitchen with Separate Garden Room**



Offered with no upper chain, is this quaint and charming two bedroom period home situated within a row of standout Victorian terraces on the sought after location of South Street leading directly into the bustling town centre of Leighton Buzzard and just a short walk to the mainline train station making it perfect for active commuters.

The property features generously sized and well decorated rooms throughout spread across two floors, with a loft area ideally suited for storage. To the ground floor there is an entrance porch leading into an impressively sized open plan lounge and dining space.

At the back is a fitted kitchen aswell as a garden room / conservatory which could easily be used for a home office or study set up. Stairs rise up to the first floor landing where there are two bedrooms, an airing cupboard and the family bathroom.

The property rests on a generous sized plot, with a traditionally long and mature rear garden which comes low maintenance mainly consisting of lawn, planted borders and hedging fully enclosed by timber fencing. There is also a paved patio seating area directly off the rear of the property, aswell as a small front garden with tall hedging.





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.....

South Street is a picturesque historic street of mostly Victorian terraced homes, situated prominently within Leighton Buzzard, offering convenient access to the bustling town centre in just a very short walk.



Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.



Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.



Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.

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.