



Regent Street, Leighton Buzzard, LU7 3JY

Offers In Excess Of £290,000





- Charming Edwardian Period Home
- Two Double Bedrooms
- Modern Upstairs Bathroom
- Extended Kitchen
- Living Room with Separate Dining Area
- Ideal Town Centre Location
- Perfect For Commuting to London
- Generous Sized Garden
- Potential for Loft Conversion (STPP)
- Feature Bay Window in Lounge

This timeless example of a traditional Edwardian period home with its traditional architectural style perfectly reflecting the characteristics of the period, offers a unique blend of historic elegance, character features and modern living.

The home comes positioned along the sought after Regent Street which provides a balanced lifestyle with very easy access to the town centre amenities and excellent transport links making it perfect for the active commuter, all set within a charming, historical setting.

The property offers generously sized rooms throughout, thoughtfully arranged over two floors, along with a spacious loft that presents potential for conversion, subject to the necessary planning permissions.

Upon entering the property through the front door, you are welcomed into a bright and inviting living room, featuring a charming bay window that floods the space with natural light and two convenient low-level storage cupboards. Beyond the living room lies a separate dining area, ideal for family meals or entertaining, benefiting from a large understairs storage cupboard and direct access to the rear patio.

From the dining area, a doorway leads into the extended kitchen at the rear of the property, providing a practical and well planned layout for modern living. Stairs rise up to the first floor landing which has doors leading into two good sized double bedrooms, and the family bathroom featuring a modern three piece suite.







At the front of the property, there is a small courtyard garden enclosed by a low level brick wall. To the rear, the fully enclosed, low-maintenance garden features a paved patio area directly accessed from the house, with the remainder laid mainly to lawn and complemented by a selection of decorative bushes and a mature tree.

A timber decking area provides additional outdoor seating space. The garden also benefits from an outside brick shed housing the boiler, as well as access to a shared alleyway leading to the front of the property.

There is on street parking available roadside to the front of the property.

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.....

Regent Street is one of the local historic 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.



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.

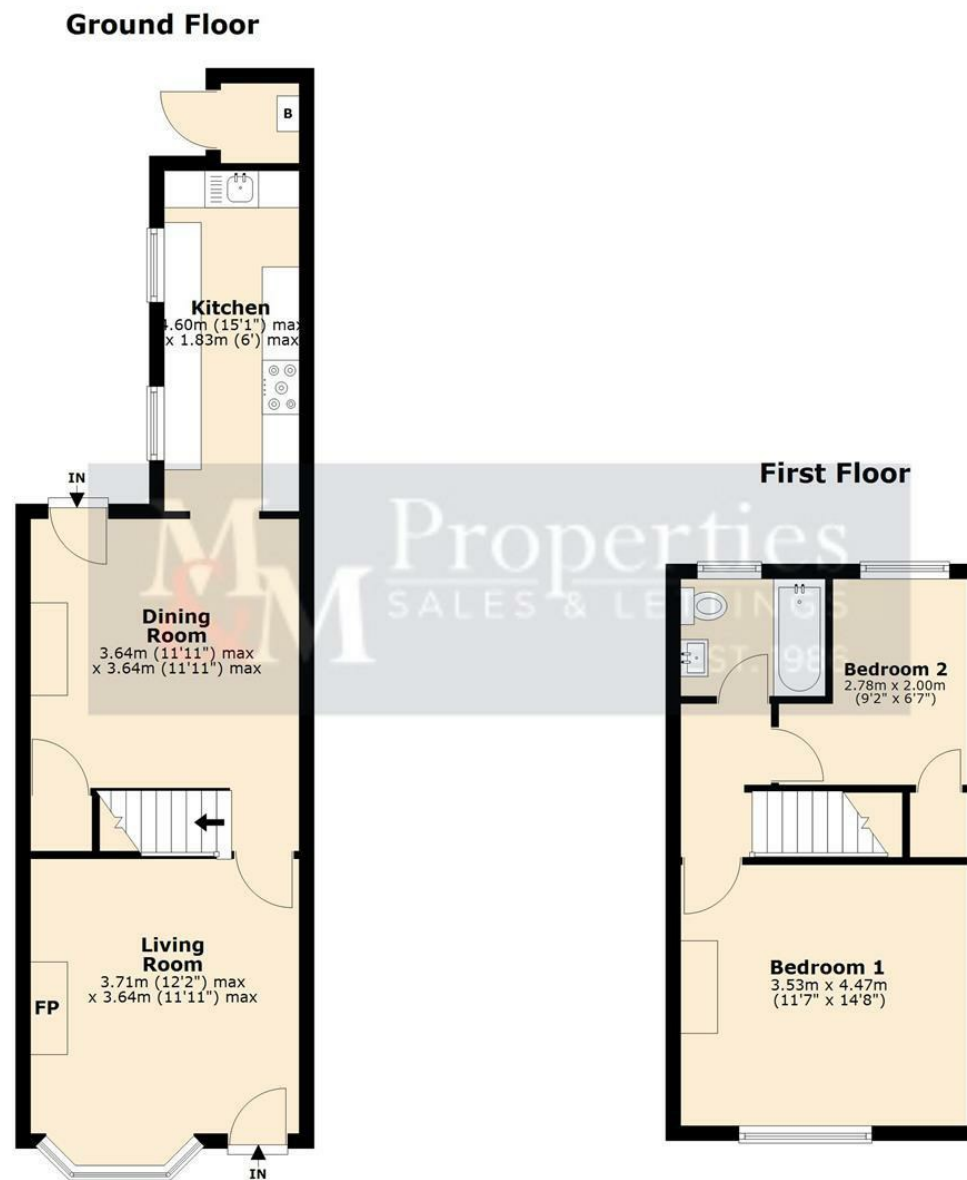
Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further 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



## 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.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

Sales: 01525 377733 - Lettings: 01525 371997

[sales@mandmproperties.co.uk](mailto:sales@mandmproperties.co.uk) - [lettings@mandmproperties.co.uk](mailto:lettings@mandmproperties.co.uk)

**LOCAL PEOPLE WORKING FOR YOU**