



Vandyke Road  
, Leighton Buzzard, LU7 3HG

Price £425,000



# Vandyke Road

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Quarters are delighted to offer for sale this detached Victorian home located on this popular road which is within walking distance of the Town Centre. The property is presented to the market in good order with accommodation comprising: Entrance hallway, lounge, dining room, conservatory, kitchen, utility room, WC, three bedrooms and a family bathroom. Additional benefits include double glazed windows, gas heating, private garden and driveway parking for two cars. Viewing is highly recommended.

## Location:

Vandyke Road sits within the heart of Leighton Buzzard providing a range of family homes with a wealth of character. Its central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.1 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

## Ground Floor:

Enter via a composite front door into the welcoming hallway. There are stairs leading to the first floor with a cupboard under, and doors to the lounge, dining room and kitchen. The lounge features a bay window to the front aspect. The dining room has an exposed wood floor. There is also a built in storage cupboard. A door leads through to the conservatory which is used as an additional reception room, and enjoys views of the garden. The kitchen has been fitted with a range of wall and base level units with a roll edged work surface over, and there are spaces for appliances. There is a door to the utility room which has space for a fridge freezer and there is plumbing for a washing machine and tumble dryer. There is a door to the garden and also a ground floor WC.





#### First Floor:

The first floor landing provides access to the loft space and doors to the bedrooms and family bathroom. All three bedrooms provide ample space for a range of furniture, with two of the bedrooms facing the rear aspect. The family bathroom is fitted with a white three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over. There is tiling to water sensitive areas.

#### Outside:

The wall enclosed front garden is laid to shingle, with a paved path to the front door, which features a storm porch providing protection from inclement weather. There is also gated access to the rear. The rear garden features a paved patio area, timber shed and the remainder laid mainly to lawn.

#### Parking:

Behind the garden the property benefits from driveway parking for two cars.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 1047 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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