



East Street

, Leighton Buzzard, LU7 1HU

£250,000



QUARTERS

YOUR NEXT MOVE



## East Street

, Leighton Buzzard, LU7 1HU

Quarters are delighted to offer for sale with no upper chain this two double bedroom period home, situated within easy walking distance of the Town Centre, local shops and amenities. The property offers good sized accommodation with many character features. Accommodation comprises: Entrance, lounge, dining room, kitchen, family bathroom and two double bedrooms to the first floor. Additional benefits include double glazing, gas heating, generous garden and outbuilding with power and light. Viewing is highly recommended.

### Location:

East Street is ideally located for easy access to the Market Town Centre, local shops and amenities. There are a variety of popular schools locally, and so this area is very popular with families of all ages. 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.

Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes. 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 the front door into a good size lounge with period features. There is a double glazed window to the front aspect, and a door leading to the dining room. The dining room is an excellent secondary reception room, with ample dining and storage space. The dining room provides access to the kitchen and the first floor via the staircase. The kitchen provides ample room for cooking, with a range of wall and base level units with work surface over. There is space for a fridge freezer, washing machine and dishwasher, and an integrated double oven with gas hob and filter hood over. At the rear of the kitchen a lobby provides access to a generous storage cupboard housing the boiler, and the family bathroom. The bathroom is fitted with a low level WC, pedestal wash hand basin and panel bath.





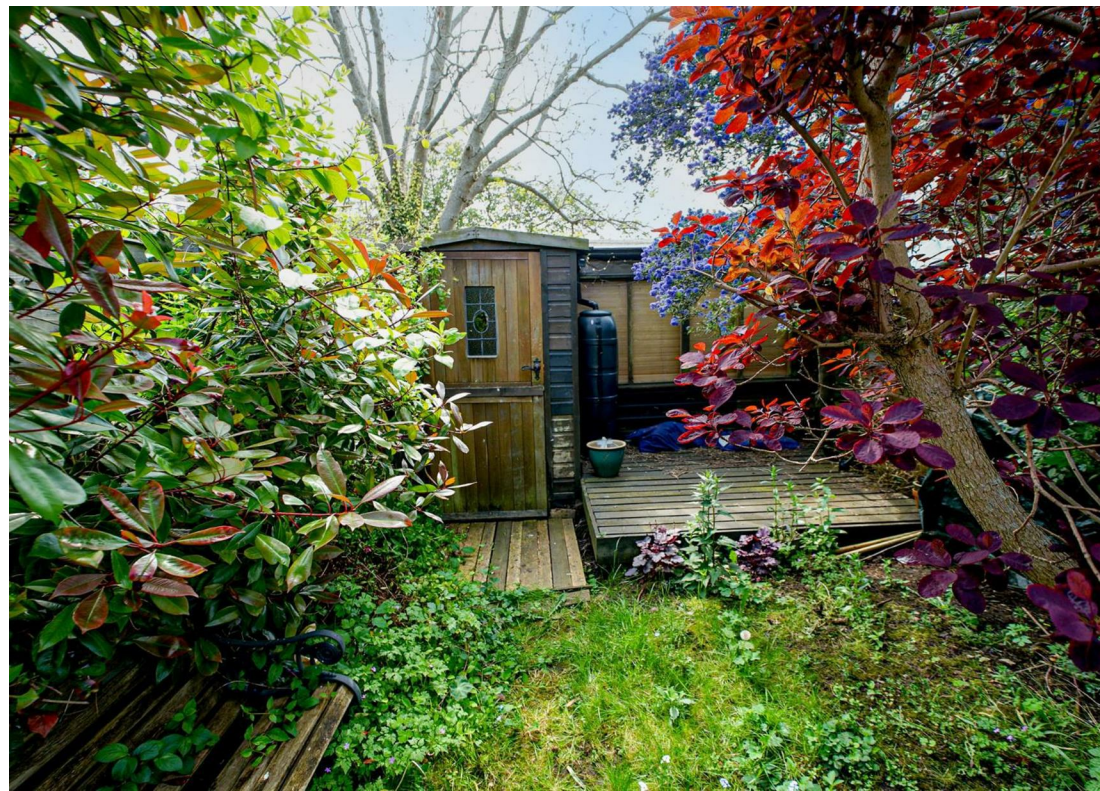


#### First Floor:

The first floor landing provides access to both double bedrooms and a storage nook above the stairs. The generous master bedroom spans the width of the property and benefits from a large double glazed window to the front aspect. The second bedroom is also a double room, and overlooks the rear garden.

#### Outside:

The landscaped rear garden provides ample seating and entertaining space, with a mixture of paved patio areas, lawn and decking. There is an abundance of mature plants and trees and a purpose built outbuilding. The outbuilding is a generous size, ideal for additional entertaining or working from home space. There are single glazed windows to dual aspects, power and lighting.



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



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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