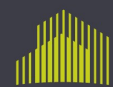




Church Street

, Leighton Buzzard, LU7 1BT

Guide Price £300,000



QUARTERS

YOUR NEXT MOVE

Church Street

, Leighton Buzzard, LU7 1BT

Quarters are delighted to offer for sale this two bedroom end of terrace period home centrally located and just a short walk from the Town Centre. The spacious accommodation comprises: Lounge, dining room, refitted kitchen, two cellars, two double bedrooms and a good sized family bathroom. Externally there is a beautiful landscaped rear garden. Additional benefits include double glazing, gas heating and period features. Viewing is highly recommended.

Location:

The centrally located Church Street boasts a variety of period dwellings and a range of local businesses, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with its many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. There are excellent transport links locally with the A505 and A5 providing links by road to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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 the hallway which provides doors to the lounge, dining room and access to the first floor via the stairs. The bright and airy lounge sits to the front and enjoys period features with a fireplace in the heart of the room. The dining room provides space for various furnishings to suit all needs. There is also views to be enjoyed from the room of the beautiful rear garden via the patio doors, two doors off the dining room provide access to the cellars and kitchen. The kitchen has a range of base and wall lined units with a space for white goods, there is a door to the rear garden and space for a dining room table.





Basement:

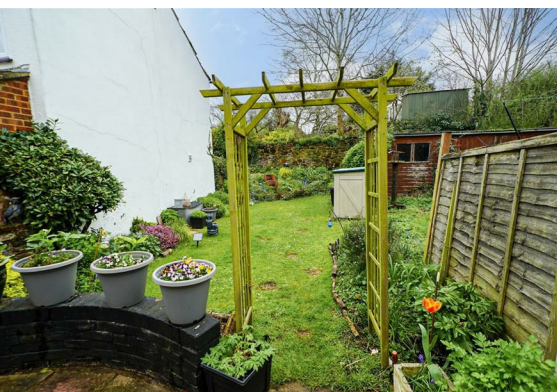
The cellars are accessed via the dining room. The cellar rooms are on the basement level with one being currently used for storage, but could be used as further reception/function rooms, and the other room is currently being used as a bedroom by the current owners and has ample space for multiple uses with a window to the front aspect and further period features to enjoy.

First Floor:

The landing contains doors to the bedrooms and bathroom. Both bedrooms are well proportioned, with the master bedroom being a bright and airy space thanks to the dual windows. A further bedroom enjoys pleasant views of the rear garden with a built in cupboard for additional storage. The bathroom is in good order and provides low level WC, wash hand basin and panel bath with shower over.

Outside:

To the rear is a paved patio area which provides good options for outdoor furniture with the remainder laid to lawn with a sloped rockery providing a pretty feature.



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: 1376 ft²

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk