



High Street

Eggington, Leighton Buzzard, LU7 9PD

Price £339,995

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QUARTERS

YOUR NEXT MOVE

## High Street

Eggington, Leighton Buzzard, LU7 9PD

Quarters are delighted to offer for sale this three bedroom end of terrace period property built approximately 1840 and situated in the sought after village of Eggington. The property provides a wealth of character and is presented to the market in excellent order with accommodation comprising: Entrance porch, dining room, lounge, kitchen/breakfast room, three bedrooms and a family bathroom. Additional benefits include landscaped gardens to front and rear plus three barns/storage sheds. Viewing is highly recommended.

### Location:

Eggington is a small village located in Bedfordshire, England. It is situated just south of the town of Leighton Buzzard and is surrounded by picturesque countryside. The village is known for its charming cottages and historic buildings, which date back to the 17th century. Eggington is also home to a beautiful church, St. Michael's which is a prominent feature of the village's skyline. The area is popular with walkers and nature enthusiasts, as there are several scenic walking trails and nature reserves nearby. The road links are second to none, with access to the A5 nearby which leads to the nearby towns of Aylesbury and Milton Keynes and the nearby junction 11A of the M1 providing access to London and the north. Additionally, the mainline train station in Leighton Buzzard provides regular trains to London Euston in as little as 30 minutes. The village also enjoys a close proximity to a number of outstanding country parks and woods, including Linslade Wood, Tiddenfoot Waterside Park, the picturesque 400 acre Rushmere Country Park and the grand Woburn Estate and Deer Park.

### Ground Floor:

Enter into the porch which has double glazed windows to both sides. A door leads into the welcoming lounge, featuring a wood burning stove and wood beams to the ceiling, plus space for living room furniture. Off the lounge at the rear of the property is a dining room with ample space for a dining table. There is plenty of light and views of the rear garden provided by two double glazed windows. A wood burning stove provides a nice feature, and there are stairs leading to the first floor. An opening leads into the kitchen/breakfast room which is fitted with a generous range of wall and base level units, and there are space for a variety of appliances. A Rayburn stove provides an additional cooking facility as well as powering the central heating.





#### First Floor:

The landing provides access to the three first floor bedrooms, family bathroom and loft space. There are two double bedrooms at one end of the landing, each providing plenty of space for a range of furniture. The master bedroom faces the front aspect, with the second bedroom enjoying views to the rear. Moving along the landing, there is a generous single bedroom, which would also make for a good home office, and this also enjoys pleasant views to the rear. The family bathroom completes the first floor, and is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.



#### Outside:

To the front is a well maintained garden featuring an array of mature shrubbery, and there is a path leading to the front door plus gated access to the rear. The rear garden features a paved patio area with a neat lawn, and there is a green house. At the back of the garden are three barns which can be used as storage sheds.

#### Agents Note:

The neighbouring property is also currently listed for sale. Both properties are being sold by the same vendor, and they are open to selling these as a pair.



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



Ground Floor

First Floor

Total Area: 847 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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