



Regent Street
, Leighton Buzzard, LU7 3JY

Guide Price £350,000



QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this three bedroom semi-detached period home, set in this popular road within easy walking distance of the Market Town Centre. The property offers generous accommodation comprising: Entrance hall, lounge/dining room, kitchen, lobby, family bathroom, utility room, cellar, three double bedrooms with an ensuite shower room to the master bedroom. The property also features a purposes built home office. Additional benefits include double glazing, gas heating and a private landscaped rear garden. Viewing is highly recommended.

Location:

Regent Street sits just outside the market town centre 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 1.2 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:

The entrance hall provides a door into the lounge/dining room and features stairs leading to the first floor and cellar access. The lounge/dining room is a lengthy space with ample room for a variety of living room and dining furniture. The lounge area enjoys a bay window to the front aspect and open fireplace, whilst the dining area takes in views of the rear garden via double glazed sliding doors. There are two built-in storage cupboard and a door leads into the kitchen. The kitchen is fitted with a range of wall and base level units with spaces for appliances. Off the kitchen, a lobby provides access to the bathroom and rear garden. The bathroom is fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over. Off the back of the bathroom, accessible through the rear garden, there is a utility room which has space and plumbing for a washing machine and tumble dryer, plus the room houses the central heating boiler.





First Floor:

The landing connects to the two first floor bedrooms and there are stairs leading to the second floor. To the front aspect, a generous double bedroom spans the width of the property and there are fitted wardrobes to one wall. The second double bedroom overlooks the rear garden and includes built-in wardrobes.

Second Floor:

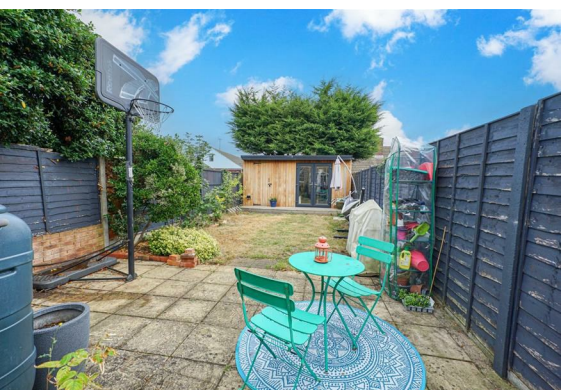
A loft conversion has created an excellent master bedroom, with plenty of space for a variety of furniture and splendid views to front and rear being excellent features of this room. There is a built-in wardrobe to one corner, and an ensuite shower room which has been refitted with a modern low level WC, wash hand basin and shower cubicle.

Cellar

Accessed via a hatch in the entrance hall, the cellar provides an excellent space for additional storage.

Outside:

A wall separates the property from the street, and there is a path leading to the front door. The rear garden is not overlooked and features a paved patio area with the remainder laid mainly to lawn. The vendors have installed a purpose-built home office at the end of the garden, making excellent use of the space, and attached to this is a store. There is power and lighting to the outbuilding. There are rights of access via the neighbouring property, accessed by a side gate.



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: 1468 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.

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