



Waterloo Road

, Leighton Buzzard, LU7 2NS

Price **£575,000**



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QUARTERS

YOUR NEXT MOVE

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, Leighton Buzzard, LU7 2NS

Quarters are delighted to offer for sale this immaculately presented four bedroom period home, ideally situated close to Linslade Recreation Ground and within a few minutes' walk of the Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property has been much improved by the current owners, and offers stylish and contemporary accommodation comprising: Entrance hall, lounge, dining room, kitchen with utility cupboard, cloakroom/WC, cellar with two further reception rooms, three bedrooms and a refitted family bathroom to the first floor and a further double bedroom to the second floor. Additional benefits include double glazing, gas heating and a generous landscaped rear garden. Viewing is highly recommended to appreciate this excellent family home.

Location:

Waterloo Road is a desirable street comprising predominantly of period properties which falls within sought after school catchment. The street is situated just 3 minutes walk to Leighton Buzzard mainline train station, with trains to London Euston in as little as 30 minutes, and is adjacent to the picturesque Linslade Recreation Ground. Leighton Buzzard town centre is also within walking distance. 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 into the lengthy hallway which provides access to the lounge and dining room plus there are stairs leading to the first floor. The original floorboards are a stunning feature that continue into the lounge and dining room, and the first insight into the wealth of character in this excellent family home. The lounge features a gas fireplace with built-in storage either side of the chimney stack, and a bay window faces the front aspect. Sliding doors open into the dining room, which also includes built-in storage and there is ample space for a family dining table. A generous galley kitchen extends off the dining room and is fitted with a range of wall added base level units with roll edged work surface over. There is an integrated dishwasher and spaces for a variety of further appliances. Off the kitchen is a utility cupboard with space and plumbing for a washing machine and tumble dryer. Doors lead to the rear garden and stairwell to the cellar. Accessed via the garden is a generous cloakroom/WC.





Cellar:

The tanked cellar provides two further generous reception rooms, each with a fire escape window opening to ground level. To the front is a family room which comfortably accommodates a variety of furniture, and to the rear is a good sized room currently used as a study/home office.

First Floor:

The first floor landing has an open spacious feel and gives access to the three first floor bedrooms and family bathroom, plus there are stairs leading to the second floor. There are two bedrooms facing the front aspect and a larger double bedroom to the rear which overlooks the garden. The family bathroom is larger than average, bright and airy. The suite has been refitted with a low level WC, vanity wash hand basin and panel bath with shower over, and the room compliments the feel of the home.

Second Floor:

A loft conversion has created a generous double bedroom with two Velux windows bringing in plenty of light. There is room for an array of bedroom furniture, and plenty of valuable eaves storage space.

Outside:

At the front of the property are steps leading to the front door with storm porch over and there is gated access leading to the rear garden. The larger than average landscaped rear garden features generous paved patio areas providing ample space for seating and entertaining. There is a well maintained lawn and gated access to the front of the property via a covered passageway, and a further section of garden currently utilised as a vegetable patch. Beyond this is a generous timber storage shed. At the rear of the property is access to a convenient cloakroom/WC, fitted with a low level WC and wash hand basin.

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: 1574 ft² (excluding eaves storage)

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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