



Regent Street

Leighton Buzzard, LU7 3JY

Price £375,000



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QUARTERS

YOUR NEXT MOVE



# Regent Street

Leighton Buzzard, LU7 3JY

We are delighted to offer for sale this extended three bedroom family home, situated in central location, and within walking distance of the town centre, local schools and amenities. The property provides spacious accommodation comprising: Entrance hallway, lounge, dining room, kitchen/breakfast room, three bedrooms and a family bathroom. Additional benefits include gas central heating, private rear garden, garage and driveway parking. Viewing is highly recommended.

## Location:

Regent Street sits just outside the market town centre of Leighton Buzzard, providing a range of popular family homes. 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:

Upon entering the property, there is a courtesy door to the garage, and a door leading into the hallway. The garage is accessed via an up and over garage door and is supplied with power and lighting. The hallway leads to the cloakroom/WC, lounge and kitchen/breakfast room, plus there are stairs leading to the first floor and a built-in storage cupboard. The lengthy lounge provides plenty of space a wealth of living room furniture. There is a door to the kitchen/breakfast room, plus an opening to the dining room, which features sliding doors to the rear garden. The kitchen/breakfast room benefits from the lower level rear extension, and is fitted with plenty of wall and base level units. There are spaces for a variety of appliances, plus integrated double oven and four ring gas hob with hood over. At the end of the room is space for a breakfast table and sliding doors to the rear garden.







#### First Floor:

The first floor landing provides access to the bedrooms and family bathroom, plus there is an airing cupboard. There are two generous double rooms, one overlooking the rear garden, and the other faces the front aspect, each including built-in wardrobes and allowing for a range of bedroom furniture. The third bedroom is a single room with a double glazed window to the front aspect, also providing a built-in wardrobe. The family bathroom has been refitted with a four piece suite comprising of a low level WC, wash hand basin, panel bath and shower cubicle, and is finished nicely with complimentary tiling.



#### Outside:

To the front of the property is a driveway providing parking for two vehicles, with access to the garage. A fence provides separation, with a shingled garden area and path to the front door. The rear garden is enclosed by panel fencing and has been divided to provide a lawn area to one side, and the other is laid to artificial lawn. There is also gated access via a path to the side of the property.



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: 1229 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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