



Waterloo Road
Leighton Buzzard, LU7 2NR

Price Guide £650,000



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We are delighted to offer for sale this rare to the market this four bedroom detached character home, ideally situated on an impressive plot close to Linslade Recreation Ground and within a few minutes' walk of the mainline rain station, with trains to London Euston in as little as 30 minutes. The property presents an excellent opportunity to modernise this historic home, and offers spacious accommodation comprising: Entrance hall, lounge, sitting room, dining room, kitchen, basement with a bedroom, shower room, utility room and a further reception room, three generous first floor bedrooms and a family bathroom. Additional benefits include partial double glazing on some of the windows, gas heating and a generous southerly facing rear garden. Viewing is highly recommended to appreciate this fantastic opportunity.

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 via the front door into the welcoming hallway which provides access to the sitting room, lounge, dining room, kitchen, and rear garden, plus there are stairs leading to the first floor and basement levels. The sitting room is open to the lounge, combining to create a roomy living space with generous sash windows providing an ample light to flow through from the front, and to the rear, a bay window allows for panoramic views of the garden. A fireplace is centrally located in the lounge, which provides a focal point and gives a cosy feel. The formal dining room is situated facing the front aspect, with a feature fireplace positioned in the heart of the room. There is ample space for a variety of furniture. A door leads to the traditional kitchen, which is in keeping with the character of this fantastic period property,, and has a range of wall and base level units with ample work surface space. There is a built in pantry cupboard proving additional storage.





First Floor:

The open landing has high ceilings and a spacious feel. A rear aspect window allows an ambiance of light to flow through, with views across the stunning rear garden. Access is provided to all first floor bedrooms and the family bathroom. All bedrooms are double rooms, with the rear facing room enjoying panoramic views of the garden. There is plenty of space for a variety of furniture. Two further bedrooms are set to the front, both featuring dual aspect windows, allowing for a light and bright feel. There is room for various furnishings in each with a chimney breast in the heart of the smaller bedroom. A store room is in the sits centrally to the front of the first floor, and is perfect for a walk in wardrobe or additional storage. The family bathroom comprises of a low level WC, vanity hand wash basin and panel bath with shower over. The loft is accessible via the bathroom with power and lighting.

Cellar:

The central basement level hallway provides access to the additional bedroom, cellar room, store and shower room. The generous double bedroom has dual aspect windows to allow for light to flow through, and there is ample space for a range of furniture. It would make an excellent guest suite with the shower room being situated next to it, which is fitted with a three piece suite comprising of a low level WC, wash hand basin and shower cubicle. A further bright and airy room makes an excellent utility and includes a wash basin and ample space for white goods and further storage. A store room is centrally located and would make for excellent wine cellar or further storage. The cellar room houses the boiler and meters, with potential to be used for a variety of purposes.

Outside:

The front has a walled and iron fence border which surrounding the property. A paved path leads to the front door. To the side, there is paved parking for two cars and access to the garage via the up and over door. The rear garden benefits largely from the impressive plot, boasting a south facing aspect ensuring plenty of light throughout the day. The mature garden is mostly laid to lawn with a wealth of shrubbery to the borders and a pond centrally located. There is a paved patio area off the rear of the property, perfect for summer entertaining. Access to the garage is via a courtesy door, and there is also a brick built outside WC.



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



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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