



Regent Street  
Leighton Buzzard, LU7 3JY

Price £325,000



**QUARTERS**  
YOUR NEXT MOVE

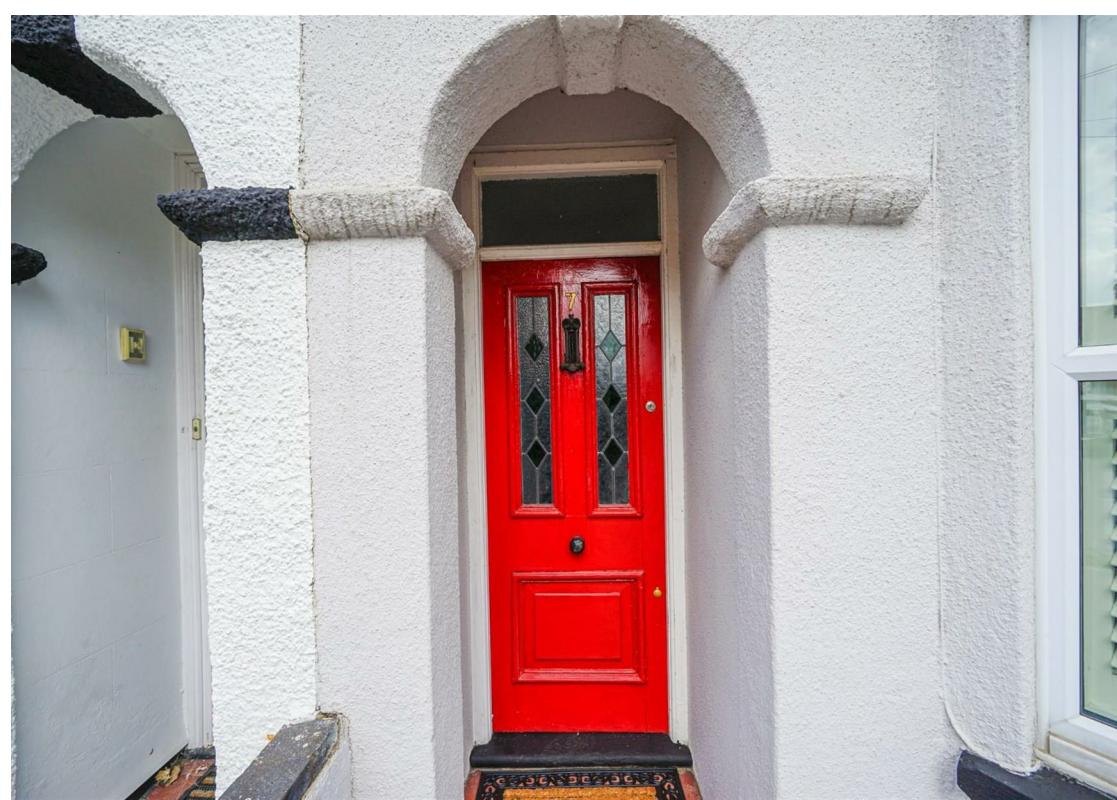
# Regent Street

Leighton Buzzard, LU7 3JY

We are delighted to offer for sale with no upper chain this two bedroom 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, utility room, two double bedrooms and a generous family bathroom. The property also features a brick built store room. Additional benefits include double glazing, gas heating and a private 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:

Enter by the front door into a spacious hallway which provides access to the lounge diner and first floor via the stairs. The lounge/diner has beautiful period features with two fireplaces providing a cosy feel. The lounge has a wood burning stove with a bay window which allows an ambiance of light to flow through. There is ample space for a variety of furniture. The dining room area has a built in storage cupboard and over looks the rear garden. A door leads through into the kitchen. The kitchen comprises of wall and base line units, its stylish design is in keeping with the style with a further cupboard under the stairs. A door leads to the rear garden and utility room. The utility room has ample space for various white goods to suit all needs with space for coats and shoes

#### First Floor:

The landing provides access to both bedrooms and family bathroom. The generous master bedroom is to the front with a bay window allowing for an ambiance of light to flow through. Due to the size an ambience of furniture can be arranged. A second double bedroom faces to the rear, with ample space for furniture or it would make a good study. The four piece family bathroom completes the upstairs, the dual window one of which is a skylight provides a light and bright feel. There is ample storage and comprises of a low level WC, vanity hand wash basin, shower and freestanding bath.

#### Outside:

A wall separates the property from the street, and there is a path leading to the front door. The rear garden is mostly laid to lawn with a good sized patio area which is perfect for entertaining. A store room is accessible via the garden providing excellent storage. A private rear gate provides access to the front via the alley.



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: 944 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.