



Regent Street

Leighton Buzzard, LU7 3JZ

Price £300,000



2



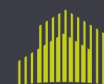
1



2



D



QUARTERS

YOUR NEXT MOVE

Regent Street

Leighton Buzzard, LU7 3JZ

We are delighted to offer for sale this two double bedroom period home located in this sought after residential road within walking distance of the town centre. Presented to the market in excellent order the accommodation comprises; Lounge, refitted kitchen/dining room, part-converted cellar, two double bedrooms, refitted bathroom plus an outside WC. Additional benefits include double glazing, gas heating and 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 & Cellar:

An inviting entrance opens directly into the bay fronted lounge, a welcoming space full of period charm. The room features an exposed board floor, decorative coving, and a central fireplace, creating a warm focal point. A door leads to the central stairwell, and the accommodation flows through to the rear of the property where a generous kitchen/dining room awaits.

The kitchen has been refitted with a stylish range of wall and base level units with ample work surfaces and spaces for appliances, designed with both practicality and style in mind. The dining area provides plenty of space for a family sized dining table, with a second fireplace enhancing the character of the room. French doors open onto the rear garden, creating a seamless connection between inside and outside, ideal for summer entertaining. A further door opens to a staircase leading down to the cellar, which has been partially converted and is finished to a good decorative standard, offering excellent versatility as a cosy snug, home office or hobby space.





First Floor:

On the first floor the landing provides access to two well-proportioned double bedrooms and the bathroom. The front facing bedroom is a generous size and features a fitted wardrobe and character fireplace, while the rear bedroom also offers excellent proportions and includes loft access. From here, a door opens to the bathroom which is fitted with a stylish four piece suite comprising of a roll top bathtub, separate shower cubicle, low level WC and pedestal wash hand basin, with complimentary tiling to water sensitive areas adding to the modern finish.

Outside:

To the front of the property a low walled boundary encloses a neat frontage with a path to the front door. The rear garden has been thoughtfully landscaped, with a generous paved patio adjoining the property, perfect for alfresco dining. Beyond, a well-kept lawn extends towards the rear boundary, which is enclosed by panel fencing. A timber shed provides useful storage, and the overall setting creates a private and low-maintenance outdoor retreat. There is also an 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk