



West Street

Leighton Buzzard, LU7 1DD

Price £240,000



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QUARTERS

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## West Street

Leighton Buzzard, LU7 1DD

We are delighted to offer for sale this charming one bedroom end of terrace home, ideally situated in the heart of Leighton Buzzard town centre, just moments from local shops, cafés and amenities. The property has recently undergone redecoration and benefits from a newly installed central heating system. The accommodation comprises: lounge, kitchen, rear lobby, bathroom, cellar, first floor bedroom and additional study/dressing room. Additionally the property benefits from a low maintenance rear garden. Viewing is highly recommended.

### Location:

West Street sits in the heart of Leighton Buzzard's historic market town, placing a wealth of amenities quite literally on the doorstep. A variety of independent shops, cafés and restaurants are just moments away, while the mainline train station is within walking distance, offering fast services to London Euston in around 30 minutes—making this an ideal choice for commuters. The property also enjoys easy access to local parks and countryside walks, perfectly blending town convenience with a relaxed lifestyle.

### Ground Floor & Cellar:

The front door opens directly into the lounge, a welcoming reception space with neutral décor and room for a variety of furniture. Stairs rise to the first floor, and a door opens through to the kitchen. The kitchen is fitted with a range of wall and base level units with complementary work surfaces and provides spaces for a variety of appliances, offering both practicality and scope for further personalisation. From here, a door leads to the rear lobby which provides access to the garden and a ground floor bathroom.

The bathroom has been fitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over, finished with stylish tiling to water-sensitive areas. Also accessed from the kitchen is a door leading to stairs down to the cellar (traditional cellar, not tanked), which offers useful additional storage space.





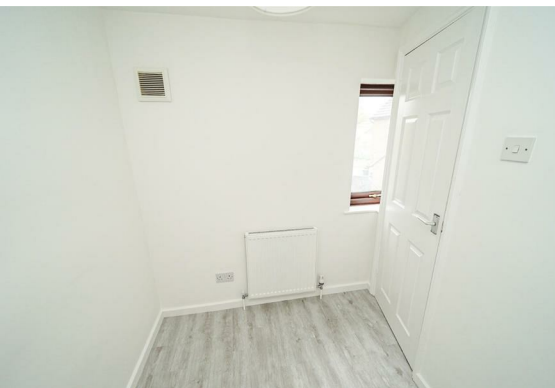
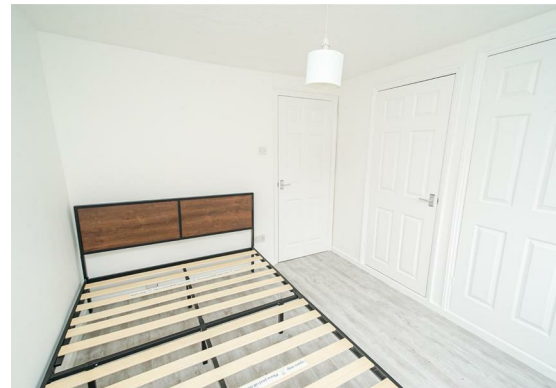


### First Floor:

On the first floor, the landing gives access to the double bedroom, which faces the front aspect and includes large built-in wardrobes, providing excellent storage. A second room sits adjacent and is perfectly suited for use as a study, nursery or dressing room, making this an ideal home for professionals, first time buyers or those seeking a central base with flexible accommodation. The landing also gives access to a boarded loft via an integral ladder providing additional storage.

### Outside:

The rear garden is enclosed partly by wall and partly by panel fencing, offering a low-maintenance outdoor space. The garden has been laid predominantly to decking, creating an excellent spot for outdoor seating or entertaining. There is also a side area with gated access to the front, providing additional convenience.



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: 607 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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