



Vandyke Road
Leighton Buzzard, LU7 3HH

Price £265,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this two bedroom period home located within walking distance of the Town Centre. The property is presented to the market in excellent order with accommodation comprising: Living Room, dining room, refitted kitchen, two bedrooms and a refitted shower room. Additional benefits include double glazing, gas central heating boiler, and a southly facing rear garden. Viewing is highly recommended.

Location:

Vandyke Road sits within the heart 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 1.1 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 via the front door into a spacious dining room which can allow for a variety of furniture to suit all needs. Built in cupboards which is perfect for shoes and period features provide a cosy feel. A door leads through to the living room. The living room provides access to the first floor via the stairs, in the heart of the room is a feature fireplace. The space provides a real homely feel. Sliding doors provide access to the stylish kitchen which is light and airy thanks to the bay window. There is a range of base and wall line units with tiling to water sensitive areas. There is an integrated oven with space for various white goods and a small breakfast bar is a perfect spot for a quick bite to eat. A generous pantry cupboard provides additional storage. The bathroom is to the rear and comprises of a low level WC, vanity hand wash basin and shower

First Floor:

The landing provides access to both double bedrooms and the loft. The master bedroom enjoys views of the superb rear garden. There is a built in wardrobe and a further cupboard with plentiful space for a range of furnishings. A further double bedroom is to the front which has a built in wardrobe and a feature fireplace.

Outside:

The front door is accessible via the path. There is a side gate to the alleyway. The south facing rear garden is a generous size. It is mostly laid to lawn with a paved patio area which is perfect for entertaining. The remainder is a mixture of mature shrubs and pebbled borders.

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: 726 ft²

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.