



Price £375,000
183 Vandyke Road, Leighton Buzzard, LU7 3HQ



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FOUR DOUBLE BEDROOMS - REFURBISHED - 26FT OPEN PLAN LIVING SPACE - STUNNING BATHROOMS - GENEROUS PRIVATE REAR GARDEN - Quarters are delighted to offer for sale this extended 1930's detached bungalow which is presented to the market in superb decorative order with accommodation comprising: Entrance hallway with walk-in cloaks cupboard, large open plan living space with lounge/diner and kitchen/breakfast room, four double bedrooms (master with ensuite) and an impressive luxury bathroom. Additional benefits include double glazing, gas heating, generous private rear garden, garage and driveway parking. Viewing is highly recommended.

Entrance Hallway:

Enter via double glazed door. Two single panel radiators. Walk in cloaks cupboard. Access to loft. Doors to open plan living space, family bathroom and all bedrooms.

Open Plan Living Space: 26'5 (max) x 24'10 (max) (8.05m (max) x 7.57m (max))

L-Shaped.

Lounge/Dining Area:

Double glazed window to side aspect. Two double panel radiators. Ceramic tiled floor. Recessed lighting. Television point. Double glazed double doors to garden. Open to kitchen/breakfast area.

Kitchen/Breakfast Area:

Double glazed window to rear aspect. Refitted kitchen comprising one and a half bow sink with cupboard under. Further range of base and wall level units with roll edge work surface over. Integrated stainless steel double oven and five ring gas hob with filter hood over. Further integrated washing machine, dishwasher and fridge freezer. Ceramic tiled floor. Recessed lighting. Tiling to water sensitive areas.

Bathroom: 10'2 x 7'7 (3.10m x 2.31m)

Double glazed window to side aspect. Refitted suite comprising twin basins set into vanity units, low level WC, panel bath and large corner shower. Tiling to all walls. Recessed lighting. Ceramic tiled flooring. Heated towel rail. Extractor fan.

Master Bedroom: 12'4 x 10'11 (3.76m x 3.33m)

Double glazed window to side aspect. Single panel radiator. Television point. Door to:

Ensuite Bathroom:

Double glazed window to side aspect. Refitted suite comprising sink set into vanity unit, low level WC and panel bath shower over. Tiling to all walls. Recessed lighting. Ceramic tiled flooring. Heated towel rail. Extractor fan.

Bedroom Two: 11'10 x 10'11 (3.61m x 3.33m)

Double glazed window to side aspect. Single panel radiator. Television point.

Bedroom Three: 12'8 x 11'5 (3.86m x 3.48m)

Double glazed bay window to front aspect. Single panel radiator. Television point.

Bedroom Four: 11'0 x 10'11 (3.35m x 3.33m)

Double glazed window to front aspect. Single panel radiator. Television point.

Outside:

Front:

Driveway parking extending to garage with narrow access. Gated access to rear.

Rear:

Private well tended and landscaped rear garden with paved lawn and flowerbed areas. Further enclosed vegetable patch. Greenhouse. Garden shed. Gated side access. Courtesy door to garage.

Garage:

Detached garage accessed via an up and over door.

Measurements and floor plans are approximate and for guidance only, any prospective buyer wishing to proceed with a purchase of the property should check all measurements. Floor plan coverings and fittings

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. 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.

GROUND FLOOR
APPROX. 118.5 SQ. METRES (1275.3 SQ. FEET)



TOTAL AREA: APPROX. 118.5 SQ. METRES (1275.3 SQ. FEET)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		63	81
England & Wales		EU Directive 2002/91/EC	

