



Vandyke Road

Leighton Buzzard, LU7 3HH

Offers In Excess Of £350,000



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We are delighted to offer for sale this beautifully presented three bedroom family home, conveniently situated within walking distance of Leighton Buzzard town centre and the mainline train station. The property offers bright and well balanced accommodation throughout, combining character features with tasteful contemporary presentation, and benefits from a spacious lounge/dining arrangement, a well appointed kitchen and a generous rear garden ideal for both relaxing and entertaining. Viewing is highly recommended to fully appreciate the finish, layout and convenience this home has to offer.

Location:

Vandyke Road is a well established residential address conveniently positioned close to the town centre, offering easy access to a range of shops, restaurants and everyday amenities. The property is also within walking distance of Leighton Buzzard mainline station, providing direct services into London Euston, making it ideal for commuters. The area benefits from well regarded schooling along with nearby parks and green spaces, while road links via the A5 and M1 are also easily accessible.

Ground Floor:

The property is entered via an entrance hall which leads through to the principal living accommodation. The lounge and dining room combine to create a bright and spacious open reception space extending the depth of the property, with a bay window to the front allowing excellent natural light and a feature fireplace creating a focal point within the lounge area. There is ample room for both seating and dining arrangements, making the space well suited to modern family living and entertaining, while useful understairs storage enhances practicality. The kitchen is fitted with a range of wall and base level units with work surfaces over, incorporating an integrated oven and gas hob alongside space for further appliances. A door provides direct access to the rear garden.





First Floor:

The first floor landing provides access to three bedrooms and the family bathroom, along with a useful storage cupboard and loft access via a fixed ladder to the boarded loft space. The main bedroom benefits from built-in wardrobes and is positioned to the front, while the remaining bedrooms overlook the rear garden and offer flexibility for family use, guests or home working. The family bathroom is fitted with a modern three piece suite comprising a vanity wash hand basin, low level WC and P-shaped bath with shower over.

Outside:

The rear garden offers a well maintained and private outdoor space, featuring two patio seating areas ideal for outdoor dining and entertaining, alongside a lawn bordered by mature shrubs and planting which create an attractive and established setting. Gated side access adds further practicality and 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: 826 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.

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