



Church Street, Leighton Buzzard
LU7 1BS

**Offers In Excess Of
£400,000**



Church Street, Leighton Buzzard

DESCRIPTION

Located on Church Street in the heart of Leighton Buzzard, this beautifully presented and extended three-bedroom character home perfectly blends period charm with modern living. Ideally located within easy reach of the town centre and mainline station, the property offers spacious and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, a spacious lounge/diner featuring an attractive fireplace, creating a warm and inviting entertaining space. To the rear, the kitchen is complemented by a practical utility room and a convenient downstairs W.C.

On the first floor, there are two well-proportioned bedrooms alongside a stylish four-piece family bathroom. Stairs rise from the landing to a superb loft conversion, providing a bright and airy double bedroom with plenty of natural light.

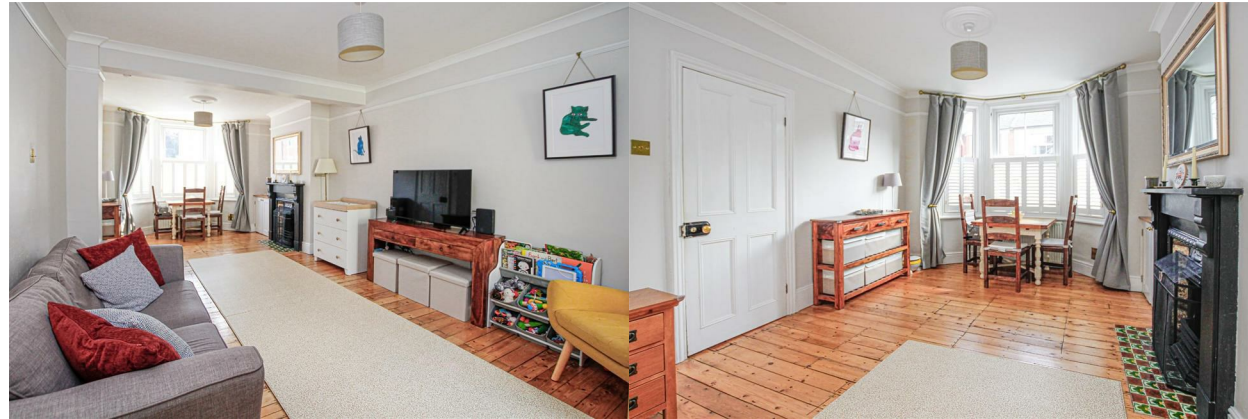
Externally, the property benefits from an enclosed mature rear garden, offering a private outdoor retreat ideal for relaxing or entertaining.

A charming home in a highly convenient location, early viewing is highly recommended.

Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, with a number of parks, good schools, and an active community.

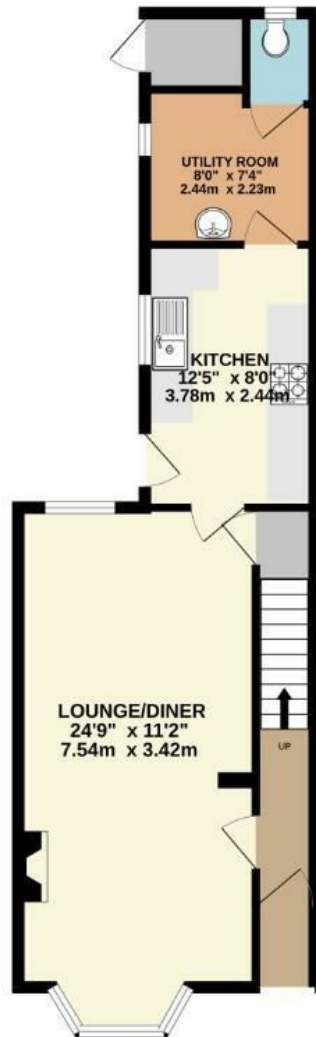
The High Street has a variety of shops and businesses, and the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities.

Leighton Buzzard is also well-connected with public transport, making it a popular place to live for people who commute to London.





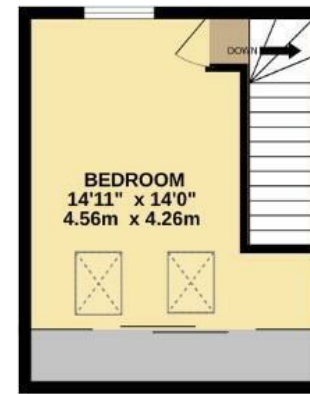
GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



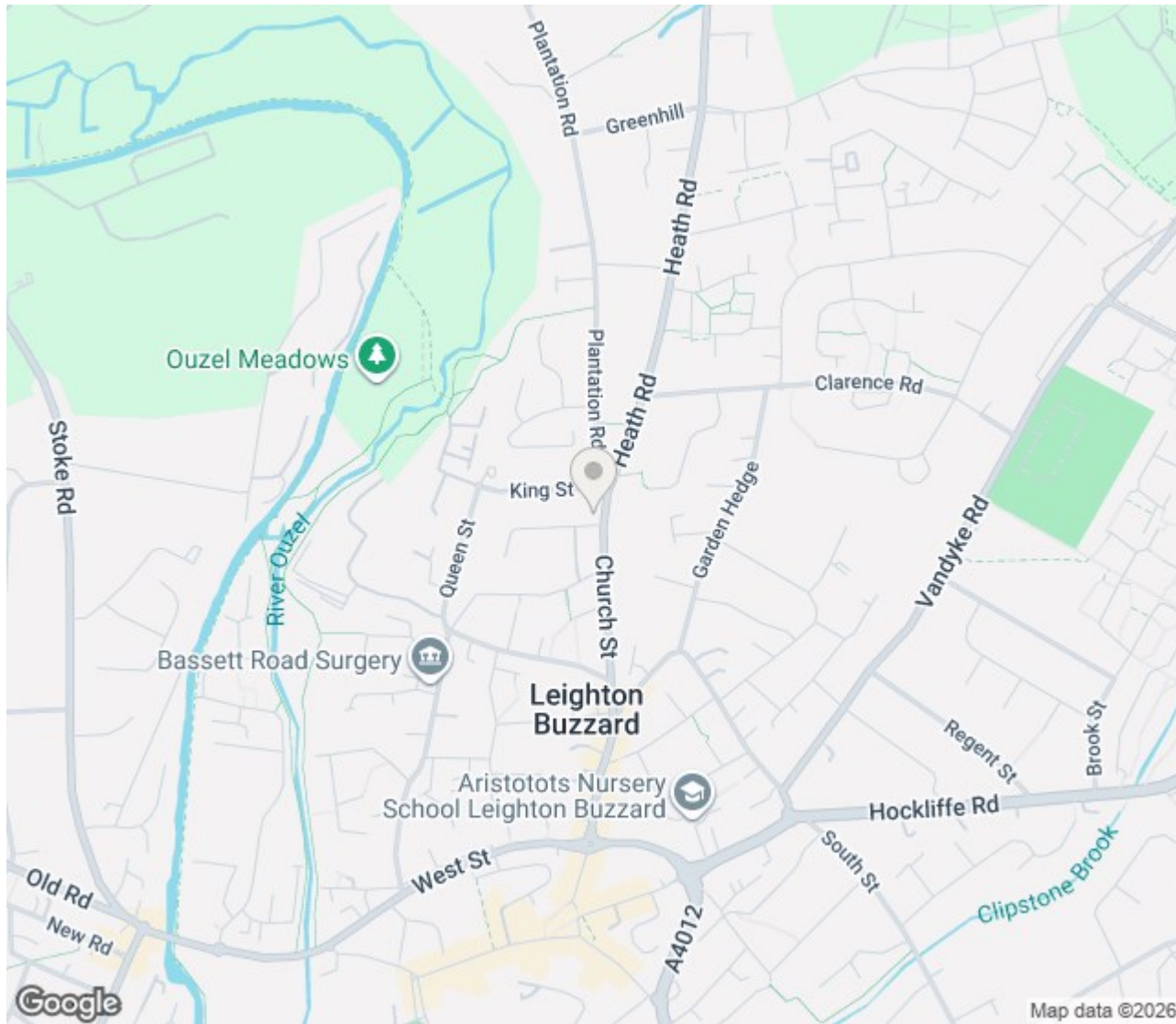
2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx:

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

