



74 Church Street
Leighton Buzzard, LU7 1BT



Olivia Steele

Partnered With

Simpsons
Property Experts

Some houses are simply places to live. Others instantly feel like home. This charming double bay-fronted period property, dating back to the early 1900s, is packed with character, warmth and personality, while offering the space and flexibility modern family life demands.

The standout 24ft Lounge Diner is the heart of the home, flooded with natural light from the beautiful bay window and centred around a characterful open fireplace with log burner — perfect for cosy evenings and entertaining alike. A second reception room provides valuable extra space, ideal as a snug, playroom or home office, while the kitchen offers ample storage and workspace with direct access to the garden.

Arranged over three floors, the home boasts four well-proportioned bedrooms, including a spacious loft conversion with far-reaching views and useful eaves storage. The stylish family bathroom adds a touch of luxury, featuring a freestanding bath, separate shower and skylight overhead.

Outside, the east-facing rear garden enjoys the morning sun and combines decking with lawn, creating a wonderful space to relax or entertain. At the far end sits a fantastic garden cabin, perfect for remote working, hobbies, a gym, studio or even a garden bar.

Located on Church Street, just a short walk from the town centre and train station, this character-filled family home is offered to the market with the added advantage of no upper chain.

Offers over £415,000



4



2

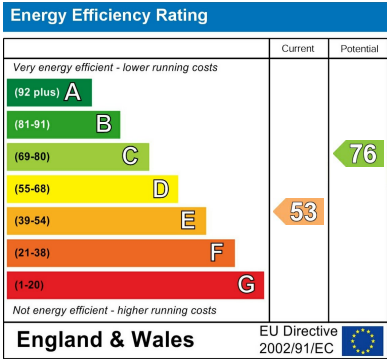


neutral





TOTAL FLOOR AREA: 1708 sq ft (158.7 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
Made with Metagame (2020)



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



Olivia Steele
Partnered With
Simpsons
Property Experts

Tel: 01525 623065

Email: olivia.steele@simpsonspropertyexperts.co.uk

Web:

