



Albany Road

Leighton Buzzard, LU7 1NS

Offers In Excess Of £500,000



4



2



1



D



QUARTERS

YOUR NEXT MOVE

Albany Road

Leighton Buzzard, LU7 1NS

We are delighted to offer for sale this exceptionally spacious and beautifully presented four bedroom end of terrace Victorian family home, located on one of Leighton Buzzard's most sought after roads just a short walk from the town centre. Immaculately maintained and extended across three floors, this home marries classic character with modern family living and outstanding lifestyle space both inside and out. Viewing is highly recommended.

Location:

Albany Road is a desirable and well-regarded residential street within close proximity of Leighton Buzzard town centre. Residents benefit from easy access to a wide range of amenities including shops, restaurants, cafés and leisure facilities, while excellent schooling is available nearby. For commuters, Leighton Buzzard mainline train station provides fast services into London Euston in around 30 minutes, and road links including the A5, A4146 and M1 are all within easy reach. The property's quiet setting combines convenience with family living.

Ground Floor:

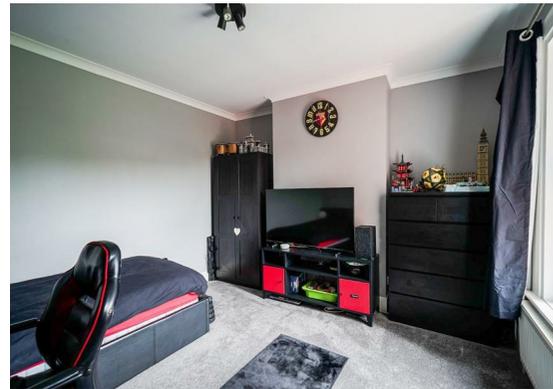
On the ground floor, the entrance hallway sets the tone for the home and provides stairs rising to the first floor, along with access to the principal living space. The lounge/dining room is a standout feature, rich in character typical of homes of this era. To the front, the dining area enjoys a bay window and feature fireplace, creating an ideal space for entertaining, while the rear lounge area centres around a wood burning stove, offering a warm and inviting place to relax. Quality flooring and tasteful décor flow seamlessly throughout this space. Leading from the living accommodation is a generous kitchen/breakfast room, fitted with a range of wall and base level units and offering ample space for appliances and a breakfast table. A courtesy door provides access to the rear garden, and to the far end of the kitchen a door opens into the utility area, which in turn leads to a separate cloakroom/WC, an invaluable addition for family living.





First floor:

The first floor landing provides access to three well-proportioned bedrooms and a stylishly refitted shower room, as well as stairs rising to the second floor. The front facing bedroom is a generous double enjoying a bay window and fitted wardrobes, while the two further bedrooms sit to the rear, both offering flexible accommodation for family members, guests or home working. The shower room has been finished to a high standard with a modern three piece suite comprising of a low level WC, vanity wash hand basin and walk-in shower cubicle, complemented by contemporary tiling.



Second Floor:

Occupying the second floor is a truly impressive master suite. This bright and airy space benefits from Velux windows alongside a rear facing Juliet balcony, allowing natural light to flood the room and creating a peaceful retreat. Adjacent is a generous and thoughtfully designed bathroom, fitted with a four piece suite including a low level WC, pedestal wash hand basin, panel bath and separate shower cubicle which is perfectly suited to a master bedroom.



Outside:

The rear garden has been landscaped to provide a wonderful balance of relaxation and entertaining space. Immediately to the rear of the property is a paved patio, ideal for outdoor dining, with a lawn extending beyond and bordered by mature shrubbery. To the far end of the garden is a dedicated entertaining area, featuring a raised decked terrace positioned in front of a fully insulated cabin. Currently used as a cinema room, this versatile space would also suit a home office, gym or studio.



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: 1352 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk