



## Dudley Street

Leighton Buzzard, LU7 1SE

Offers In Excess Of £325,000

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 **QUARTERS**  
YOUR NEXT MOVE

## Dudley Street

Leighton Buzzard, LU7 1SE

We are delighted to offer for sale with no upper chain this stunning two bedroom mid terrace period home located just a short walk from the Town Centre. The property is presented to the market in excellent order, having recently undergone refurbishment, with accommodation comprising; lounge, open plan kitchen/diner, downstairs shower room, two bedrooms and refitted upstairs bathroom. Additional benefits include double glazing, gas heating and garden. Viewing is highly recommended.

### Location:

Dudley Street sits in the heart of the market town centre of Leighton Buzzard, providing a range of family homes with a wealth of character. Its central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.1 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property is well situated for access to road transport links, with the nearby bypass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





### Ground Floor:

Enter through the UPVC front door into a welcoming lounge featuring a charming bay window that floods the space with natural light and an attractive feature fireplace as the focal point. The living space flows seamlessly into the kitchen diner, creating an open and airy feel perfect for modern living. The well-appointed kitchen offers ample space and benefits from excellent natural light, with lovely views overlooking the rear garden. It comes complete with an integrated dishwasher and hob with space for a fridge/freezer, plus a practical storage cupboard houses the boiler and provides space for a washing machine. A convenient addition is the downstairs shower room which features a walk-in shower, floating hand basin, and low-level WC.

### First Floor:

The landing provides access to the two double bedrooms, which each provide plenty of room for a variety of bedroom furniture. The larger of the two bedrooms faces the front aspect. The second bedroom benefits from its own ensuite bathroom, and views of the rear garden. The ensuite is fully tiled and features a bath with shower over, low-level WC, and vanity wash hand basin.

### Outside:

The front of the property features an attractive tiled path and is bordered by a charming wooden fence, creating excellent kerb appeal. A side entrance leads directly to the rear garden. The expansive rear garden is predominantly laid to lawn, and a well-positioned patio area provides an ideal spot for al fresco dining and outdoor.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer 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. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchaser's 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: 775 ft<sup>2</sup>

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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