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HERE TO GET *you* THERE

12 Church Road, Leighton Buzzard, LU7 2LR

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Offers In Excess Of £350,000

- NO ONWARD CHAIN
- WALKING DISTANCE TO TOWN CENTRE & MAINLINE STATION
- UPVC SASH WINDOWS
- LOW MAINTENANCE REAR GARDEN
- IDEAL FOR FIRST-TIME BUYERS OR COMMUTERS
- CHARACTER TWO BEDROOM PROPERTY
- LOUNGE WITH FEATURE FIREPLACE & EXPOSED FLOORBOARDS
- BASEMENT OFFERING FLEXIBLE ADDITIONAL ACCOMMODATION
- OUTBUILDING WITH W/C IDEAL AS OFFICE, GYM OR GARDEN ROOM
- INTERACTIVE VIRTUAL TOUR

Offered to the market with no onward chain, this charming two-bedroom character property is ideally situated within walking distance of Leighton Buzzard High Street and the mainline railway station, making it an excellent purchase for first-time buyers, commuters, or investors alike.

The property is entered directly into a cosy and welcoming lounge, featuring exposed floorboards, UPVC sash windows, and a characterful feature fireplace which creates an attractive focal point to the room. To the rear, the kitchen is fitted with a range of floor and wall-mounted units complemented by solid work surfaces over, alongside a gas oven and space for additional freestanding appliances.

Stairs rise to the first-floor landing which provides access to two bedrooms and the family bathroom. The principal bedroom, positioned to the front of the property, is a well-proportioned double room benefitting from built-in wardrobes and UPVC sash windows, while the second bedroom offers excellent versatility for guests, children, or home working. Completing the first floor is a three-piece family bathroom suite.

A particular feature of the home is the useful basement level, offering highly flexible additional accommodation which could be utilised as a home office, occasional bedroom, hobby room, or further reception space depending on individual requirements.

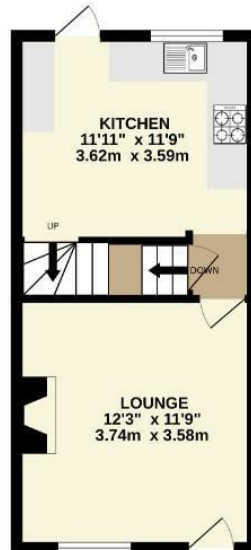
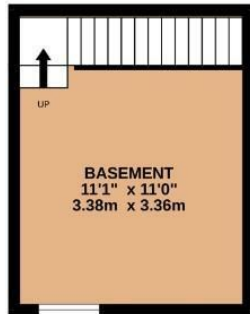
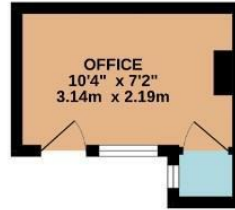
Externally, the property benefits from a low-maintenance rear garden with side gated access and an outbuilding complete with a W/C. This versatile space offers excellent potential to be used as a garden room, gym, studio, or home office.

Located within close proximity to the vibrant town centre, Leighton Buzzard offers an excellent mix of independent shops, cafés, restaurants, and local amenities, alongside picturesque canal-side walks and nearby green spaces. The town is particularly popular with commuters due to the excellent rail links from Leighton Buzzard railway station, providing direct services into London Euston in as little as 30 minutes.

BASEMENT LEVEL
173 sq.ft. (16.1 sq.m.) approx.

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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