

Ashwell Street

Leighton Buzzard, LU7 1BG

Offers In Excess Of £270,000

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QUARTERS
YOUR NEXT MOVE

Ashwell Street

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We are delighted to offer for sale this charming two bedroom period terraced home, situated along the characterful Ashwell Street, within easy walking distance of Leighton Buzzard town centre. Combining attractive period features with comfortable modern living, the property offers well-presented accommodation including a spacious 22-foot lounge/dining room with feature fireplace, fitted kitchen, ground floor bathroom and two double bedrooms. Outside, the property benefits from a generous enclosed rear garden with lawn and paved seating areas, and parking to the rear. Ideally positioned for enjoying the town's excellent shops, restaurants and amenities, with the mainline railway station also within walking distance, this delightful home represents an excellent opportunity for first time buyers, professionals or those seeking a conveniently located character property. Viewing is highly recommended.

Location:

Ashwell Street is an established and characterful residential road, situated just a short stroll from the heart of Leighton Buzzard. Lined with attractive period properties, the street enjoys a convenient setting close to the historic town centre, where an excellent selection of independent shops, cafés, restaurants, traditional pubs and supermarkets can be found. The popular High Street also hosts a thriving twice-weekly market, adding to the town's welcoming atmosphere. For commuters, Leighton Buzzard mainline railway station is within walking distance, providing regular direct services into London Euston, while convenient road connections offer access towards Milton Keynes, Aylesbury and the M1. Nearby Parson's Close Recreation Ground provides attractive open space, while the Grand Union Canal and surrounding countryside offer further opportunities for walking and leisure. The property is also well placed for local schooling, including The Mary Bassett Lower School and Rushmere Park Academy.

Ground Floor:

The accommodation begins with a welcoming lounge/dining room, extending to over 22 feet in length and offering an appealing combination of period character and comfortable living space. To the front, the lounge area enjoys natural light through an attractive bay window, while a traditional cast iron feature fireplace creates a charming focal point. The room offers ample space for comfortable seating and occasional furniture, complemented by attractive wood-effect flooring and neutral decoration. The open-plan arrangement continues through to the dining area, where there is generous space for a family dining table, creating a sociable setting for everyday meals and entertaining. The staircase rises from this area to the first floor, adding character to the layout while maintaining a lovely sense of openness. To the rear, the kitchen is neatly arranged with a range of fitted white units, complemented by warm wood-effect work surfaces and attractive open shelving. The practical galley-style design makes good use of the available space, incorporating cooking facilities and room for essential appliances, while a window provides natural light. Beyond the kitchen is the ground floor bathroom, fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC. Contemporary tiling provides a smart finish, with a window allowing additional light and ventilation.























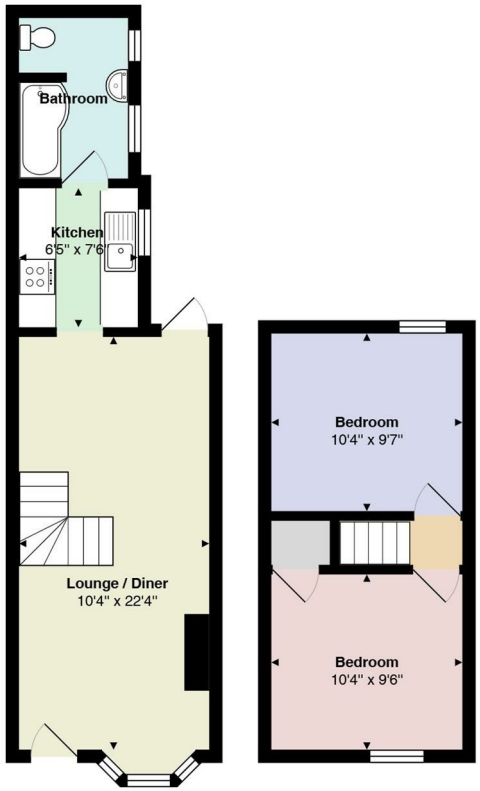


First Floor:
The first floor offers two well-proportioned double bedrooms, both enjoying pleasant natural light and flexible accommodation. The master bedroom is positioned towards the front of the property and provides comfortable space for a double bed, wardrobes and additional bedroom furniture. The second bedroom overlooks the rear and is similarly well proportioned, offering excellent flexibility for use as a guest bedroom, children's room or home office. Both bedrooms are presented in neutral tones, providing comfortable and adaptable spaces to suit individual requirements

Outside:
The property enjoys an attractive traditional frontage, with a bay window adding character to its appearance and an entrance directly from Ashwell Street. To the rear, the enclosed southerly facing garden is a particularly appealing feature, offering a generous outdoor space that enjoys sunlight throughout the day. The garden is enclosed by fencing and complemented by lawn, mature shrubs and planting, offering opportunities for keen gardeners to further develop the space. Beyond the garden there is a part paved/part gravel space for parking.

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: 574 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.

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