



St Andrews Street
Leighton Buzzard, LU7 1DS

Guide Price £265,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this two bedroom home located within walking distance to the Town Centre and local amenities. The property is presented to the market in excellent order with accommodation comprising: Living room, dining room, kitchen, downstairs shower room, two bedrooms and an en-suite bathroom. Additional benefits include boarded open loft space, double glazing, gas heating and low maintenance southerly facing rear garden. Viewing is highly recommended.

Location:

St Andrews Street is a characterful residential road set within the heart of Leighton Buzzard. Residents here enjoy the convenience of a town-centre location whilst still benefitting from a sense of community and charm. The High Street with its range of shops, cafés, pubs and restaurants is just a short stroll away, as are local parks, leisure facilities and schooling. For commuters, the mainline train station is within walking distance, providing fast and frequent services to London Euston in under 35 minutes. Road links to the A5, A421 and M1 are also easily accessible. This is an ideal position for those wanting to balance day-to-day practicality with lifestyle benefits.





Ground Floor:

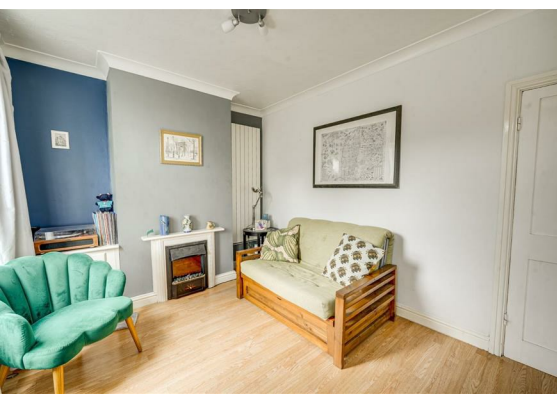
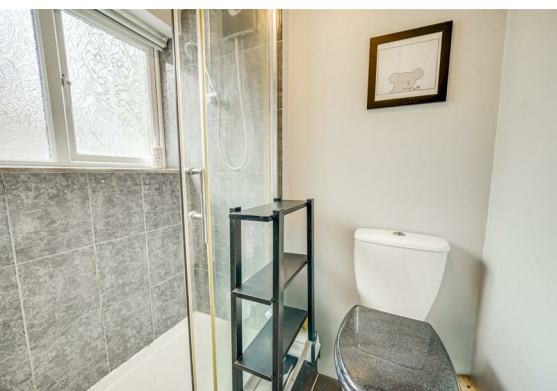
Upon entering, you are welcomed into a bright and inviting living room, there is a fireplace in the heart of the room which provides a cosy feel. This flows through to a generous separate dining room, creating an excellent space for both everyday living and entertaining. The first floor is accessed via the stairs with a handy cupboard underneath. To the rear of the property is a well-appointed kitchen, there is space for white goods to suit all needs. A convenient ground-floor shower room comprises of a low level WC, vanity hand wash basin and shower.

First Floor:

The first floor provides two well-proportioned bedrooms, with the rear bedroom enjoying the added luxury of a private en-suite bathroom. There is ample wardrobe space and enclosed boarded loft access. The master bedroom is to the rear and enjoys views over the front, there is ample space for further storage to suit all needs.

Outside:

Externally, the property benefits from a southerly facing low-maintenance garden, providing a pleasant outdoor space for garden furniture and entertaining. There is an alleyway which is assessable to the side for bins.



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: 684 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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