



Bedford Street

Leighton Buzzard, LU7 1JE

Price £375,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this spacious three bedroom semi-detached family home, occupying an exceptional and unusually generous plot within this established residential location close to Leighton Buzzard town centre. Presented in excellent order throughout, the property combines well-proportioned accommodation with a superb outside space which offers considerable scope for future extension, subject to the necessary planning permissions. The accommodation includes a generous living room with wood-burning stove, separate dining room, fitted kitchen, utility room, three bedrooms and family bathroom, while externally there is a substantial rear garden together with an additional enclosed section of land and a garage situated nearby. Viewing is highly recommended.

Location:

Bedford Street is conveniently positioned within easy reach of the centre of Leighton Buzzard, placing a wide range of shops, cafés, restaurants and everyday amenities within comfortable reach. The property is also well placed for local schools and recreational facilities, while Leighton Buzzard mainline railway station provides direct services to London Euston. Excellent road links provide convenient access towards the A5, A421 and surrounding towns, making this a particularly practical location for families and commuters alike.

Ground Floor:

The property is entered via an entrance hall with stairs rising to the first floor and access into the main living accommodation. The living room is an excellent size, measuring approximately 14'4" x 13'2" and offering ample room for a variety of furniture arrangements. A large front-facing window provides plenty of natural light, while the standout feature is the fireplace with inset wood-burning stove, creating an attractive focal point and giving the room a particularly welcoming feel. Attractive wood-effect flooring completes the space. From the living room there is a natural flow through to the separate dining room, a well-proportioned second reception space with ample room for a family dining table and further furniture. The room enjoys an outlook across the rear garden and connects directly with the kitchen, creating a practical arrangement for both everyday family life and entertaining. The kitchen is fitted with a modern range of units complemented by contrasting work surfaces and tiled splashbacks, with integrated cooking appliances and excellent preparation and storage space. Its semi-open relationship with the dining room gives the two spaces a sociable feel while retaining clearly defined kitchen and dining areas. Beyond the kitchen is a separate utility room, providing valuable additional space for laundry appliances and household storage, together with access to the rear garden.





First Floor:

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is a particularly generous double, measuring approximately 14'4" x 9'8", with an extensive range of fitted wardrobes providing excellent storage while still leaving ample room for additional bedroom furniture. The second bedroom is another comfortable double, while bedroom three is a versatile room which would work equally well as a child's bedroom, guest room or home office. The family bathroom is fitted with a modern white suite comprising a panelled bath with shower over and glazed screen, wash basin and WC, complemented by contemporary tiling.

Outside:

The exceptional plot is undoubtedly one of the defining features of the property and offers considerably more outside space than would ordinarily be expected with a home of this type. The rear garden incorporates a generous lawn providing plenty of space for children and family use, together with established planting and a tucked-away patio area creating a more private setting for outdoor dining, entertaining or simply relaxing. Beyond the main garden is a further substantial fenced section of land which also forms part of the property. This provides considerable versatility: the existing fencing could be removed to incorporate the area into the main garden and create an even more impressive overall outside space, or it could remain separate and lend itself perfectly to use as an allotment, vegetable garden, storage area or other practical purposes. The sheer proportions of the plot also provide excellent potential to extend the existing house, subject of course to obtaining the necessary planning permissions, while still retaining a very generous garden.

Garage:

A separate garage is situated nearby, providing useful secure parking or additional storage.



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: 880 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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