



Mill Road, Leighton Buzzard, LU7 1AX

Offers In Excess Of £300,000



- **Two Double Bedrooms**
- **Spacious & Well Presented Period Home**
- **Short Walk Into Town Centre & High Street**
- **Close to Mainline Train Station with Direct Link to London Euston**
- **Separate Living Room with Feature Bay Window**
- **Low Maintenance Rear Garden**
- **Two Bathrooms**
- **Great First Time Buy, Downsize or Upsize Property**
- **Refitted Modern En Suite to Master Bedroom**
- **Extended Open Plan Kitchen/Dining Area**



Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.

Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.



The property is accessed via the main front door into a welcoming entrance hallway. To the left is a bright living room featuring a bay window, allowing for an abundance of natural light. Moving through the property, you are led into the extension at the rear with a dining room which benefits from a useful built-in storage cupboard, as well as the kitchen which comes fitted with an integrated oven and hob and provides space for a dishwasher.



An inner lobby located between the kitchen and bathroom houses the washing machine and boiler and gives access to the ground floor three-piece bathroom. Stairs rise to the first floor where there are two generously sized double bedrooms, one of which benefits from a recently refurbished, modern en-suite shower room.



The front of the property is approached via a few steps, leading to a low-maintenance front garden featuring artificial turf and attractive potted plants. To the rear, the property offers a further low-maintenance outdoor space, predominantly paved and complemented by artificial turf, with the added benefit of gated access.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Floor Plan

Approximate Gross Internal Area
Ground Floor = 44.1 sq m / 475 sq ft
First Floor = 32.5 sq m / 350 sq ft
Total = 76.6 sq m / 825 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.