
HUNTERS®
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5 East Street, Leighton Buzzard, LU7 1HU

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Guide Price £320,000

- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS AND INVITING LOUNGE
- FIRST-FLOOR FAMILY BATHROOM
- CONVENIENT LOCATION CLOSE TO LEIGHTON BUZZARD TOWN CENTREadd
- EASY REACH OF MAINLINE RAILWAY STATION
- NO ONWARD CHAIN
- KITCHEN/DINING ROOM WITH OUTSIDE ACCESS
- GARAGE TO THE REAR
- TWO WELL-PROPORTIONED BEDROOMS
- INTERACTIVE VIRTUAL TOUR

A beautifully presented two-bedroom home, offered to the market with NO ONWARD CHAIN, ideally positioned within easy reach of Leighton Buzzard town centre, benefiting from off-road parking and a garage to the rear. An excellent opportunity for first-time buyers, professionals or those looking to downsize.

Situated in the popular East Street, this delightful property is well presented throughout and offers a wonderful combination of comfortable living spaces, practical accommodation and a highly convenient location.

Upon entering, you are welcomed into a generously proportioned lounge, creating an inviting setting for both relaxing and entertaining. The room provides ample space for comfortable seating arrangements, while a front-facing window allows natural light to fill the living area, enhancing its bright and welcoming atmosphere.

To the rear, the kitchen/dining room offers a practical and sociable space, thoughtfully arranged to accommodate both everyday cooking and dining. With direct access to the outside, this versatile room is ideally suited to modern day-to-day living.

Ascending to the first floor, the property offers two well-proportioned bedrooms. The principal bedroom provides a comfortable and spacious retreat, while the second bedroom offers excellent versatility, whether utilised as a guest bedroom, child's room or dedicated home office.

Completing the first-floor accommodation is a family bathroom, fitted with a bath, wash hand basin and WC.

Externally, the property benefits from the valuable addition of off-road parking and a garage to the rear, providing practical parking arrangements and useful additional storage. An enclosed rear garden that is mainly laid to lawn.

Beautifully presented and conveniently located, this charming home offers an excellent opportunity to enjoy comfortable living within easy reach of the many amenities Leighton Buzzard has to offer.

East Street enjoys a highly convenient position within easy reach of Leighton Buzzard's vibrant town centre, making it an ideal location for those seeking a balance of everyday convenience and excellent transport connections.

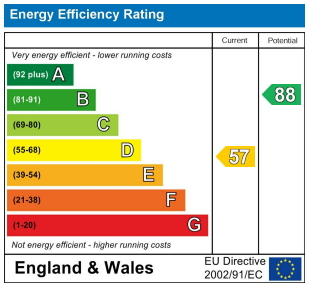
The town centre offers an attractive mix of independent boutiques, well-known high street retailers, supermarkets, cafés, restaurants and traditional public houses, alongside a popular market and a variety of leisure facilities.

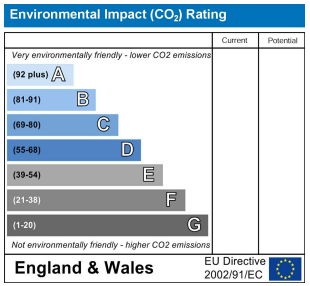
For commuters, Leighton Buzzard mainline railway station provides regular services towards London Euston and Milton Keynes, while the nearby A5 and M1 motorway offer convenient road connections to surrounding towns and further afield.

The area is also well served by a selection of local schools, parks and recreational facilities, with the picturesque Grand Union Canal and surrounding Bedfordshire countryside providing excellent opportunities for walking, cycling and outdoor pursuits.

Combining a central yet established residential setting with excellent accessibility, East Street remains an appealing location for a wide variety of purchasers.
















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