



Albany Road  
Leighton Buzzard, LU7 1NS

Guide Price **£575,000**

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 **QUARTERS**  
YOUR NEXT MOVE

# Albany Road

Leighton Buzzard, LU7 1NS

We are delighted to offer for sale with no upper chain this double storey extended three/four bedroom detached character home, situated on the highly regarded Albany Road and offering in excess of 1,700 sq. ft. of exceptionally well presented accommodation. The property has been significantly improved by the current owners to a high standard throughout, combining character features with contemporary finishes, and is centred around an impressive extended kitchen/dining space and versatile living areas ideally suited to modern family living. Additional benefits include a converted cellar, utility room, ensuite to master bedroom and a mature rear garden. Viewing is highly recommended to fully appreciate the space and finish this property has to offer.

### Location:

Albany Road is a well established and sought-after residential address within Leighton Buzzard, ideally positioned for access to the town centre and a range of local amenities. There are well regarded schooling options nearby, along with convenient access to shops, cafés and leisure facilities. For commuters, Leighton Buzzard mainline station provides direct links into London Euston, while road connections via the A5 and M1 are also within easy reach. The area offers a balance of everyday convenience and access to green spaces

### Ground Floor:

The entrance hallway provides an inviting introduction and forms the central spine of the home, connecting seamlessly to all ground floor accommodation, with stairs leading to both the first floor and the converted cellar. To the front, the lounge enjoys a bay window allowing for excellent natural light, centred around a focal fireplace, with Heritage style glazed doors opening through to the sitting room. This additional reception space offers a more relaxed setting with direct access to the rear garden, enhancing the indoor to outdoor flow. Moving through the hallway, there is a cloakroom/WC and a separate utility room, both adding practicality for day-to-day living. The kitchen/dining room is a standout feature of the home, occupying the full width of the rear following a thoughtful extension. A steel-framed glazed wall creates a striking visual connection to the garden and allows light to flood the space, while the kitchen itself is fitted with a range of wall and base level units with integrated appliances and a range cooker set within a unit incorporating a breakfast bar. The dining area sits beneath a vaulted ceiling with four Velux windows, creating a bright and sociable space well suited to both everyday use and entertaining. A well has been uncovered and thoughtfully turned into a outstanding feature blending seamlessly into the dining area floor.





#### First Floor:

The first floor landing provides access to three well proportioned bedrooms and the family shower room. The master bedroom is positioned to the rear as part of the extension and offers a particularly impressive space, enhanced by a vaulted ceiling that adds to the sense of volume, along with built-in storage and a well appointed ensuite bathroom fitted with a four piece suite comprising a low level WC, vanity wash hand basin, shower cubicle and modern bath. Bedroom two spans the full width of the property to the front and offers a generous double room with ample space for furnishings, while bedroom three is centrally positioned and currently accommodates a double bed, providing flexibility for family or guest use. These rooms are served by a refitted family shower room finished to a modern standard

#### Basement:

The converted cellar provides a highly versatile additional space and can be utilised as a family room, bedroom or home office depending on requirements.

#### Outside:

To the front, the property is enclosed by a low boundary wall with gated pathways leading to the front entrance and providing side access to the rear. The rear garden offers a pleasant and private outdoor space, beginning with a paved patio area directly off the kitchen/dining room, ideal for outdoor dining and entertaining. Steps lead up to a generous enclosed lawn, bordered by a variety of mature shrubs which provide both greenery and privacy. A timber shed is positioned at the end of the garden, offering useful external storage.

#### Agents Note:

Please note that the garage and driveway to the side of the property does not belong to the property.

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: 1788 ft<sup>2</sup>

All measurements are approximate and for display purpose 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)