



HUNTERS[®]
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37 Beaudesert, Leighton Buzzard, LU7 1HZ

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£365,000

- BEAUTIFULLY PRESENTED TWO-BEDROOM SEMI-DETACHED HOME
- OFFERED WITH NO ONWARD CHAIN
- STYLISH OPEN-PLAN KITCHEN/DINING ROOM WITH STONE FLOORING
- SEPARATE UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- DOUBLE-LENGTH GARAGE AND GATED DRIVEWAY PARKING
- PRIME LOCATION WITHIN EASY REACH OF LEIGHTON BUZZARD HIGH STREET
- ELEGANT LOUNGE WITH FEATURE FIREPLACE
- FRENCH DOORS OPENING TO THE REAR GARDEN
- PRIVATE REAR GARDEN WITH PATIO, MATURE PLANTING AND POND
- INTERACTIVE VIRTUAL TOUR

An exceptional opportunity to acquire this beautifully presented two-bedroom semi-detached residence, ideally positioned within easy reach of Leighton Buzzard High Street, and offered to the market with the added advantage of no onward chain. The property also benefits from planning for an extension above the garage, creating a third bedroom with en-suite facilities, presenting exciting scope for future enlargement subject to any necessary consents.

The property is introduced via an entrance porch, opening into an elegant and inviting lounge, complete with a feature fireplace and staircase rising to the first floor. To the rear, a superb open-plan kitchen/dining room provides a stylish and sociable heart to the home, thoughtfully fitted with an extensive range of floor and wall-mounted cabinetry, complemented by quality work surfaces and striking stone flooring. French doors seamlessly connect the interior to the garden, allowing for an abundance of natural light and effortless indoor-outdoor living. A separate utility room offers further practicality with additional storage and space for freestanding appliances, alongside a well-appointed ground floor cloakroom.

The first floor hosts two generously proportioned double bedrooms, both well presented, and served by a contemporary family bathroom.

Externally, the property continues to impress with a private and enclosed rear garden, predominantly laid to lawn and enhanced by a patio seating area perfect for entertaining alongside mature trees, well-stocked flower beds, and a charming pond, creating a tranquil outdoor retreat. The property further benefits from a substantial double-length garage, complete with power, lighting, an up and over door, and a mechanics pit, offering excellent versatility.

To the front, a gated driveway provides ample off-road parking and convenient access to the garage.

Leighton Buzzard is a highly desirable market town that perfectly blends historic charm with modern convenience. Renowned for its vibrant High Street, the town offers an excellent selection of independent boutiques, cafés, restaurants, and well-known retailers, creating a lively yet welcoming atmosphere.

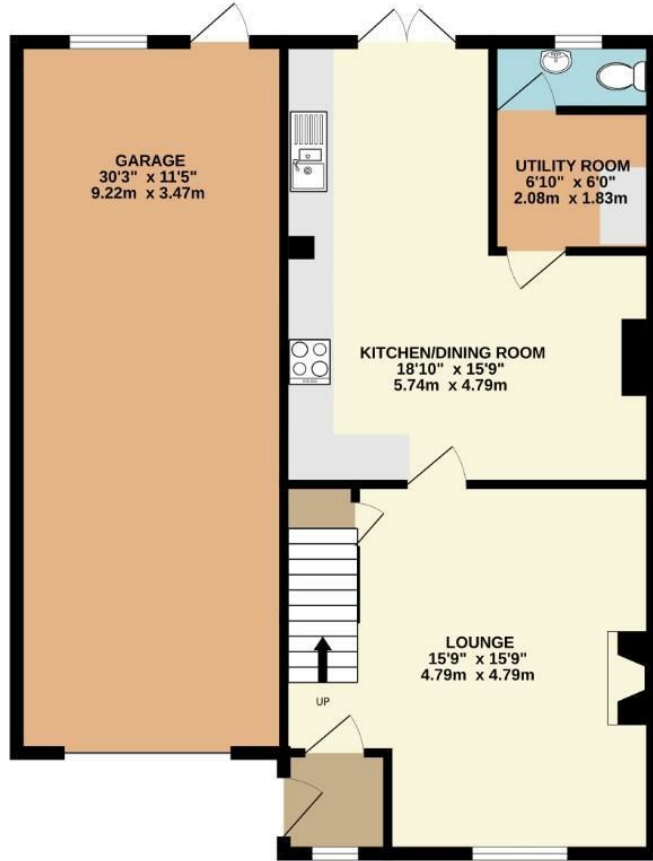
The area is particularly popular with commuters, benefiting from a direct mainline railway station providing fast and frequent services into London Euston, making it an ideal location for those seeking a balance between town and city living. Excellent road links via the A5, M1, and M25 further enhance its accessibility.

Surrounded by beautiful Bedfordshire countryside, Leighton Buzzard also offers a wealth of outdoor leisure opportunities, including picturesque canal-side walks, parks, and the much-loved Rushmere Country Park. The town is rich in heritage, with attractions such as the historic narrow-gauge railway adding to its unique character.

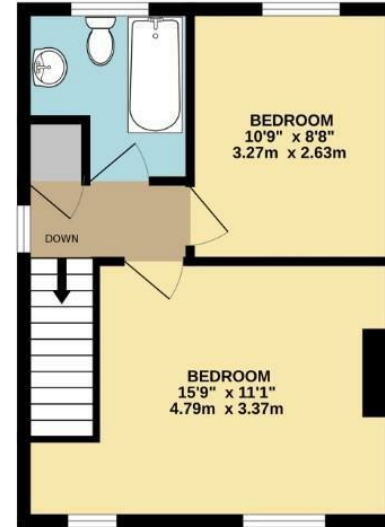
Families are well catered for with a range of highly regarded schools for all ages, alongside a strong sense of community and a variety of local events held throughout the year.

Combining convenience, connectivity, and countryside charm, Leighton Buzzard continues to be one of the area's most sought-after locations.

GROUND FLOOR
877 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		









