

Highfield Road

Leighton Buzzard, LU7 3LZ

Offers In Excess Of £290,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this beautifully presented two bedroom end of terrace home, situated in an established residential area of Leighton Buzzard. The property offers bright and well-proportioned accommodation, including a spacious lounge, kitchen, bathroom and two generous double bedrooms. Outside, the delightful south-westerly facing rear garden provides a wonderful space for relaxing and entertaining, with established planting, lawn and inviting seating areas. An excellent opportunity for first time buyers, downsizers or those seeking a comfortable home in a convenient location. Viewing is highly recommended.

Location:

Highfield Road is a well-established residential road on the eastern side of Leighton Buzzard, conveniently positioned for a range of everyday amenities. Local shops are within easy reach, while nearby schools include Leedon Lower School, Brooklands Middle School and Vandyke Upper School. Leighton Buzzard town centre offers a variety of independent shops, supermarkets, cafés and restaurants, together with its popular market and leisure facilities. For commuters, Leighton Buzzard mainline railway station provides regular services to London Euston, while the surrounding road network offers convenient access to the A5 and M1.

Ground Floor:

The accommodation begins with a welcoming entrance hall, providing access to the ground floor rooms and stairs rising to the first floor. The lounge is a particularly appealing reception room, enjoying excellent natural light through a wide front-facing window. Its generous proportions comfortably accommodate a substantial seating arrangement alongside additional furniture, creating an inviting space for both everyday relaxation and entertaining. The tasteful, neutral decoration and attractive presentation enhance the room's bright and comfortable atmosphere. To the rear, the kitchen combines practicality with contemporary styling, featuring a range of white fitted units, complementary work surfaces and attractive open shelving. There is space for essential appliances, while a door provides a lovely connection to the rear garden, allowing natural light to flow through and making outdoor dining particularly convenient during the warmer months. Completing the ground floor is a neatly presented bathroom, fitted with a white suite comprising a bath, wash hand basin and WC.

























First Floor:

The first floor offers two excellent double bedrooms, both enjoying pleasant natural light and generous proportions. The master bedroom is an especially spacious room, measuring approximately 14 feet in width and providing ample space for a double bed, wardrobes and additional bedroom furniture. The second bedroom is similarly well proportioned, comfortably accommodating a double bed and offering flexibility for use as a guest bedroom, children's room or combined bedroom and workspace.

Outside:

The property is approached via a pathway through an attractive lawned front garden, with established shrubs providing greenery and character. The rear garden is a particularly appealing feature of the home, thoughtfully arranged to offer a combination of practical outdoor space and attractive areas for relaxation, and it's south-westerly aspect providing plenty of sunlight throughout the day. A paved terrace adjoining the house provides an inviting setting for outdoor furniture, complemented by an attractive pergola with climbing plants. Beyond this, an area of lawn is framed by established shrubs and planting, creating a welcoming garden environment throughout the warmer months. A further paved seating area towards the rear offers an additional spot for alfresco dining, while a timber garden shed provides useful storage. Enclosed by fencing and established planting, the garden offers a lovely outdoor extension to the living accommodation.

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: 637 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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