



Church Road

Leighton Buzzard, LU7

Offers In Excess Of £200,000



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# Church Road, Leighton Buzzard, LU7 2LR

We are delighted to offer for sale this unique reverse style one double bedroom freehold home, ideally positioned within walking distance of Leighton Buzzard mainline station and the town centre. The property offers well arranged accommodation across two floors, with recent improvements including a refitted bathroom and the addition of loft access from the living space, making it an excellent choice for first time buyers, investors or commuters. Viewing is highly recommended to fully appreciate the layout and convenience this home has to offer.

## **Location:**

Church Road is a desirable street comprising predominantly of period properties which falls within sought after school catchment. The street is situated just a few minutes walk to Leighton Buzzard mainline train station, with trains to London Euston in as little as 30 minutes, and is close to the picturesque Linslade Recreation Ground. Leighton Buzzard town centre is also within walking distance. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

## **Ground Floor:**

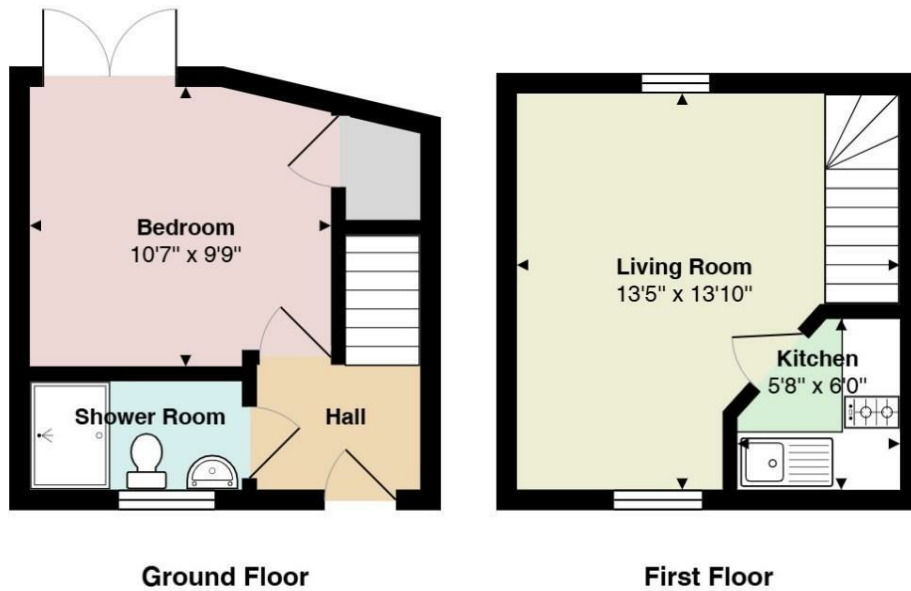
The property is entered via an entrance hall which provides access to the bedroom and bathroom, with stairs rising to the first floor. The bedroom is a well proportioned double room, offering space for freestanding furniture and benefitting from access to the exterior via double doors. The shower room has been recently refitted with a three piece suite, and is presented in a modern style, providing a clean and practical space.

## **First Floor:**

The first floor is arranged to maximise living space, with an open plan living/dining area forming the main hub of the home. This is a bright and versatile space, offering flexibility

for both seating and dining arrangements. Loft access has been added from this level, providing additional storage and enhancing practicality. A separate kitchen sits alongside, fitted with a range of units and offering good work surface space, creating a functional layout for day-to-day use.

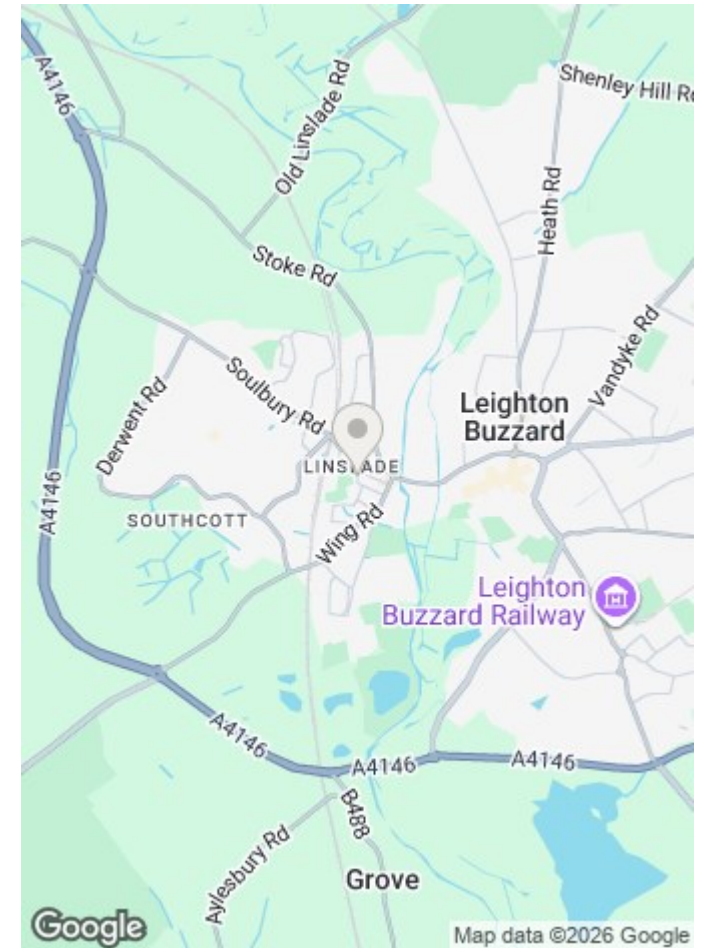
## Floor Plan



Total Area: 373 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Map



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