

Barrow Path

Leighton Buzzard, LU7

Offers In Excess Of £240,000

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YOUR NEXT MOVE

Barrow Path, Leighton Buzzard, LU7 1DE

We are delighted to offer for sale with no upper chain this beautifully presented two bedroom character cottage, ideally positioned within a charming terrace overlooking an attractive green in the heart of Leighton Buzzard. Offering stylish open plan living and benefiting from driveway parking, the property is perfectly suited to first-time buyers, downsizers and commuters alike. The accommodation comprises: Entrance porch, open plan lounge/kitchen/dining room, refitted shower room and two double bedrooms. Additional benefits include gas central heating, double glazing, off-road parking and an enviable town centre location within walking distance of the mainline railway station. Viewing is highly recommended.

Location:
Centrally located Barrow Path boasts a variety of homes, with a range of local shops within a short walk, and is ideally situated close to the Market Town Centre of Leighton Buzzard, with it's many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. There are excellent transport links locally with the A505 and A5 providing links by road to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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:
An entrance porch provides a practical space for coats and shoes before opening into the impressive open plan living area. The lounge enjoys an attractive outlook across the green and centres around a charming feature fireplace, creating a welcoming focal point full of character. Wood-effect flooring flows seamlessly throughout the ground floor, enhancing the sense of space and continuity while providing a stylish finish. There is ample room for comfortable seating, making the room ideal for relaxing at the end of the day. To the rear, the kitchen/dining area has been thoughtfully designed to maximise both practicality and entertaining space. The modern fitted kitchen provides an excellent range of storage and work surface space, whilst comfortably accommodating a dining table, creating a sociable environment for everyday meals and entertaining family and friends. Completing the ground floor is the recently refitted shower room, finished in a contemporary style with a modern three-piece suite comprising a low level WC, wash hand basin and shower cubicle. Attractive tiling to the water-sensitive areas provides a smart and elegant finish.

First Floor:
The first floor offers two genuine double bedrooms, both beautifully presented and providing comfortable accommodation with space for a range of bedroom furniture. The generous proportions of both rooms make the property particularly appealing when compared with many homes of a similar style and price point.

Outside:
To the front, the property enjoys delightful views across the neighbouring green, creating an attractive setting rarely found so close to the town centre. A particularly valuable feature is the private driveway, providing convenient off-road parking - an increasingly sought-after benefit for properties in this central location.

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.

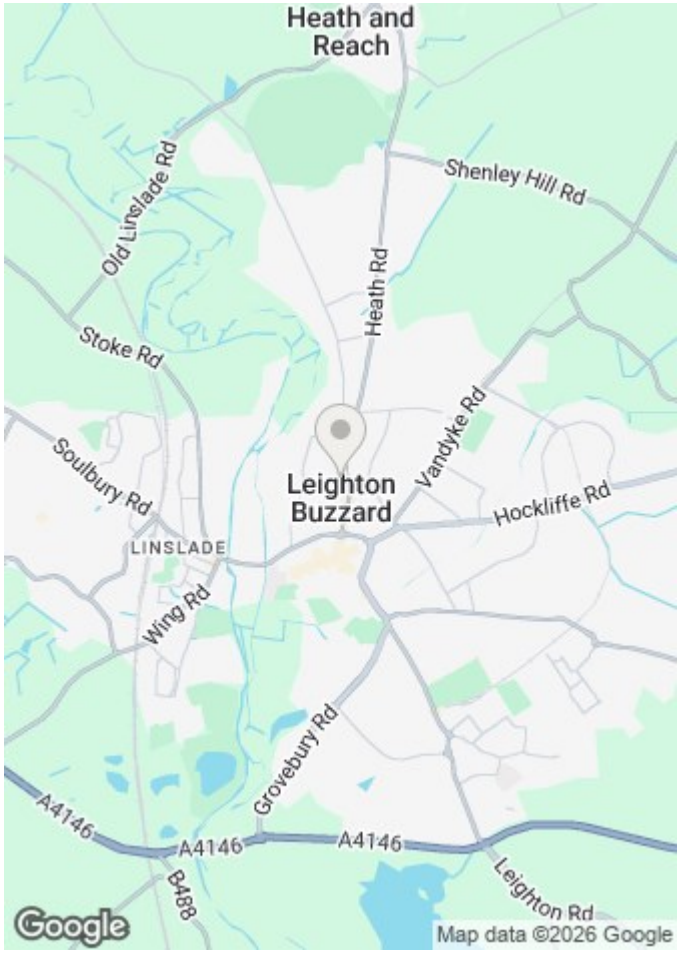
Floor Plan



Total Area: 557 ft²

All measurements are approximate and for display purposes only

Map



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