Regent Street

Leighton Buzzard, LU7 3JZ

Offers In Excess Of £300,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this beautifully presented two bedroom period terraced home, ideally situated within easy reach of Leighton Buzzard town centre and mainline railway station. The property has been thoughtfully renovated to a high standard by the current owners, successfully combining the character and proportions of a traditional home with a stylish contemporary finish. Highlights include a superb refitted kitchen/dining room, separate refitted utility room, useful cellar, two generous double bedrooms, a refitted bathroom and an attractive rear garden. Further benefits include replacement central heating installed in 2022 and a refitted cloakroom/WC. Viewing is highly recommended.

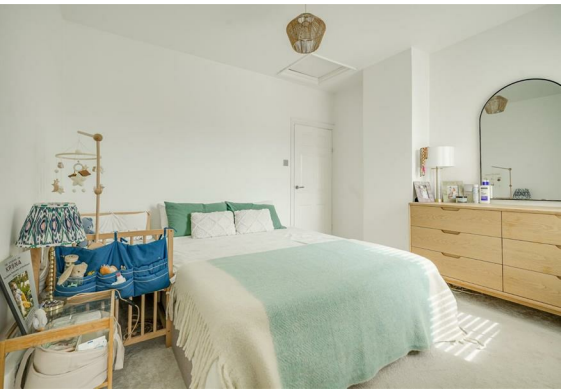
Location:
Regent Street is conveniently positioned within an established residential area of Leighton Buzzard, offering excellent access to the town centre and its wide range of shops, restaurants, cafés and everyday amenities. Leighton Buzzard mainline railway station is also within easy reach and provides fast and frequent services into London Euston, making the property particularly well suited to commuters. The area is well served by local schooling, leisure facilities and road links, with the A5 providing convenient access towards Milton Keynes and the wider motorway network.

Ground Floor:
The accommodation opens directly into a charming front reception room which immediately showcases the character of the property. A bay window provides plenty of natural light, while a feature fireplace creates an attractive focal point to the room. Engineered wood flooring provides a smart contemporary finish, with stairs rising to the first floor and a door leading through to the kitchen/dining room. The kitchen/dining room forms an impressive centrepiece to the home and has been comprehensively refitted with a fashionable range of Shaker-style units, complemented by stylish work surfaces and a striking tiled floor. Integrated appliances include an AEG oven, hob with extractor hood over and dishwasher, while the proportions of the room allows space for a dining table and chairs, creating an excellent everyday living space. From the kitchen/dining room, a door and staircase provide access down to the cellar, offering extremely useful additional storage, while a further doorway leads into the separate utility room. The utility room continues the high-quality finish of the kitchen, with the same attractive tiled flooring and coordinating fitted units. There is provision for both a washing machine and tumble dryer together with an integrated Samsung fridge/freezer. A door opens directly onto the rear garden, while the utility room also provides access to a conveniently positioned and stylishly refitted cloakroom/WC.

First Floor:
The first floor offers two particularly generous double bedrooms, providing excellent proportions for a property of this style. The master bedroom is positioned to the rear of the property and benefits from direct access to the beautifully refitted bathroom. Finished with tiled walls and flooring, the bathroom is fitted with a contemporary three-piece suite and continues the stylish presentation found throughout the remainder of the home. The second bedroom is another excellent double room positioned towards the front of the property, making the accommodation equally well suited to a couple, small family or those requiring a substantial guest bedroom or home-working space.

Outside:

To the rear is an attractive and well-proportioned garden which provides an excellent extension of the living accommodation during the warmer months. Immediately adjoining the property is a paved patio area providing an ideal setting for outdoor dining and entertaining, with the remainder predominantly laid to lawn. Mature shrubs and planting to the borders add colour and privacy, while a timber garden shed is positioned at the far end, providing useful external storage. The garden combines low-maintenance entertaining space with a traditional lawned area and provides an appealing setting to the rear of this beautifully renovated period home.



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: 833 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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