

Soulbury Road

Leighton Buzzard, LU7 2RL

Price £280,000

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We are delighted to offer for sale this beautifully presented two bedroom period home, ideally situated within just a couple of minutes' walk of Leighton Buzzard's mainline railway station and a short stroll from the town centre. Offered to the market with no upper chain, the property has been thoughtfully improved by the current owners and successfully combines character features with stylish modern finishes. The accommodation comprises: Lounge/dining room, refitted kitchen, refitted bathroom and two generous first floor bedrooms. Additional benefits include a low maintenance courtyard garden, gas central heating and an exceptionally convenient location for commuters and first-time buyers alike. Viewing is highly recommended.

Location:
Soulbury Road is one of the town's most conveniently positioned residential roads, proving particularly popular with commuters due to its close proximity to Leighton Buzzard's mainline railway station. Direct services to London Euston take approximately 30 minutes, making it an excellent choice for those travelling into the capital. The town centre is within easy walking distance and offers a wide variety of shops, cafés, restaurants and leisure facilities, whilst nearby amenities include local parks, the Grand Union Canal and picturesque countryside walks. The combination of character housing, strong transport links and everyday convenience continues to make this area one of the town's most desirable locations.

Ground Floor:
The property opens into a spacious lounge/dining room which immediately showcases the character and charm of the home. A bay window to the front aspect allows natural light to flood the room, whilst bespoke cabinetry within the bay provides a neat and practical solution for concealing utility meters. An attractive open fireplace creates a natural focal point and adds warmth and character to the space, while wood-effect flooring extends throughout the ground floor, creating a seamless flow and contemporary finish. There is ample room for both seating and dining furniture, making the room equally suited to everyday living and entertaining. A glazed door leads through to the kitchen, allowing light to travel between the two spaces and enhancing the sense of openness. The kitchen has been stylishly updated with a contemporary range of wall and base units complemented by modern work surfaces. Integrated appliances include a fridge freezer, slimline dishwasher, washer dryer, oven and hob with extractor hood above, ensuring the space is as practical as it is attractive. A door provides direct access to the rear garden. Positioned at the rear of the property is a beautifully appointed bathroom which has been finished to an excellent standard. Fitted with a three-piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with shower over, the room is enhanced by attractive wall tiling and elegant brass-effect fittings, including a matching heated towel rail, which combine to create a sophisticated and luxurious feel.

First Floor:
The first floor landing provides access to two generous bedrooms. The master bedroom is positioned to the front of the property and offers excellent proportions with ample space for a range of bedroom furniture. The second bedroom faces the rear aspect and benefits from a built-in wardrobe, providing useful storage whilst maintaining comfortable floor space.

Outside:



















The rear garden has been designed for ease of maintenance and enjoyment throughout the year. Predominantly shingled, it offers an attractive courtyard-style setting with a patio area positioned to one corner, creating an ideal space for outdoor seating and entertaining. Gated rear access is available via rights of way across neighbouring properties, providing additional convenience for day-to-day living.

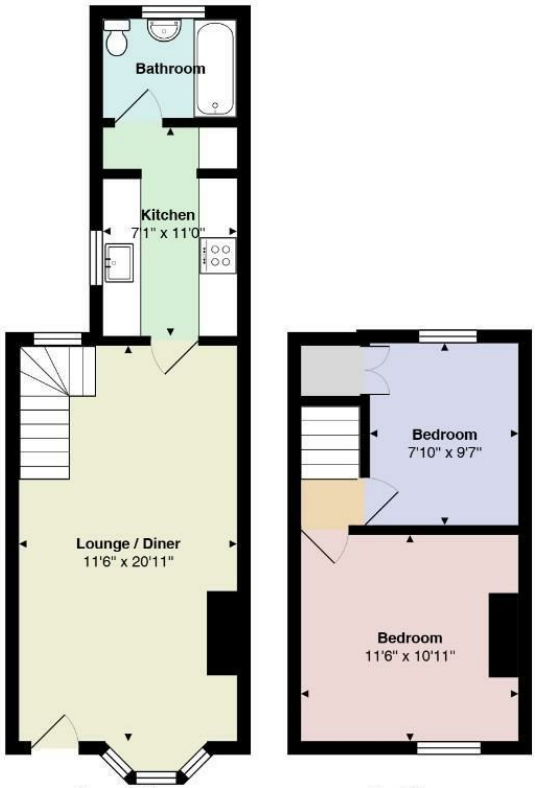






Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised 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: 610 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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