



Billington Road  
Leighton Buzzard, LU7 4TN

Guide Price £550,000

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 **QUARTERS**  
YOUR NEXT MOVE

# Billington Road

Leighton Buzzard, LU7 4TN

We are delighted to offer for sale with this rare and highly individual detached period home, dating back to the 1850's and occupying a generous and mature plot. Offered with no upper chain, this property presents an exceptional opportunity for full refurbishment and enhancement, allowing a purchaser to restore and reimagine the property into a truly outstanding family residence (STPP).

\*\*\* SEE AGENTS NOTE SECTION \*\*\*

### Location:

Billington Road is situated within walking distance of the historic market town centre, which provides a range of shops, restaurants and bars, as well as the regular market. 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. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.

### Ground Floor:

The property was formerly arranged to provide well-proportioned and versatile accommodation, centred around a welcoming entrance hall with access to multiple reception areas. Of particular note is the substantial lounge, which previously featured a fireplace and multi-aspect outlook, alongside a generously sized kitchen/dining room with direct access to the garden.

A separate utility room and cloakroom add practicality, whilst a significant addition to the footprint is the impressive family room, offering excellent flexibility and clear potential for conversion into self-contained annex accommodation, subject to the necessary consents.

The current condition reflects the need for full refurbishment, presenting purchasers with a blank canvas to redesign and configure the space to their own requirements.





### First Floor:

The first floor offers four bedrooms, including two which were previously arranged with en-suite facilities and fitted storage. A family bathroom serves the remaining accommodation. As with the ground floor, the upper level now requires comprehensive modernisation, but provides strong proportions and an excellent foundation for reconfiguration or upgrading.

### Outside:

The property sits on a generous and established plot, with a particular highlight being the sizeable westerly facing rear garden. Offering excellent privacy and scale, this space provides significant potential for landscaping, extension, or further development (subject to planning). To the front, electrically operated gates open onto a substantial driveway, providing ample parking for multiple vehicles and access to the rear garden.

### Double Garage:

Double garage with power and light, offering further scope for use, storage, or conversion (subject to planning).

### Agents Note:

This is a receivership sale. The property has previously suffered significant internal damage and is being sold in its current condition. Buyers are advised that a full programme of refurbishment is required. The electric supply is deemed unsafe at the property, with rewiring and complete reinstatement required. Due to this, please ensure that you have consulted with a financial advisor prior to seeking a viewing of the property, to ensure that you are in a position to raise finance. Cash buyers preferred.

This is a rare opportunity to acquire a property of this nature, offering exceptional scope to restore, redesign, or redevelop into a standout home in a desirable location.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 2563 ft<sup>2</sup>

All measurements are approximate and for display purpose 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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