



Albany Road
Leighton Buzzard, LU7 1NS

Price £450,000



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We are delighted to offer for sale with no upper chain this spacious three bedroom detached family home, ideally positioned on this sought after residential road just a short stroll from Leighton Buzzard town centre. The property is presented to the market in good order and offers flexible living accommodation, with highlights including: Entrance hall, cloakroom/WC, lounge, kitchen/dining room, versatile ground floor bedroom/family room, two first floor double bedrooms, family bathroom and separate WC. Additional benefits include a paved driveway providing parking for up to three cars, a southerly facing rear garden, and a balcony accessed from both upstairs bedrooms. An internal viewing is highly recommended to fully appreciate the generous proportions and adaptable layout of this home.

Location:

Albany Road is a desirable and well-regarded residential street within close proximity of Leighton Buzzard town centre. Residents benefit from easy access to a wide range of amenities including shops, restaurants, cafés and leisure facilities, while excellent schooling is available nearby. For commuters, Leighton Buzzard mainline train station provides fast services into London Euston in around 30 minutes, and road links including the A5, A4146 and M1 are all within easy reach. The property's quiet setting combines convenience with family living.

Ground Floor:

A composite front door opens into the welcoming entrance hall, which features stairs to the first floor with built-in storage beneath, a further fitted storage cupboard, a cloakroom/WC, and courtesy door to the side. Doors provide access to all principal rooms. The lounge is an excellent size and comfortably accommodates a variety of living room furniture. An open fireplace provides a charming focal point, while generous windows to the rear and side aspects flood the room with natural light and offer pleasant garden views. A door leads through to the kitchen/dining room, which is fitted with a range of wall and base level units, complemented by integrated appliances including oven, four-ring gas hob with hood over, and fridge freezer, plus space for a washing machine and further appliances. The dining area offers plenty of space for a family-sized table, and a door opens onto a raised covered patio – the perfect spot to enjoy breakfast or coffee outdoors. The former garage has been thoughtfully converted to create a ground floor bedroom/family room, offering great versatility as a guest room, playroom or home office, depending on requirements.





First Floor:

The first floor landing provides access to two double bedrooms, family bathroom and separate WC. The master bedroom is generously proportioned, with built-in wardrobes and ample space for additional furniture. Bedroom two is also a good-sized double, complete with fitted wardrobes. Both rooms enjoy larger-than-usual windows which open onto a balcony overlooking the rear garden – a delightful space to unwind and take in the open aspect. The family bathroom is fitted with a three piece suite comprising panel bath, shower cubicle and wash hand basin, while a separate WC adds further convenience.

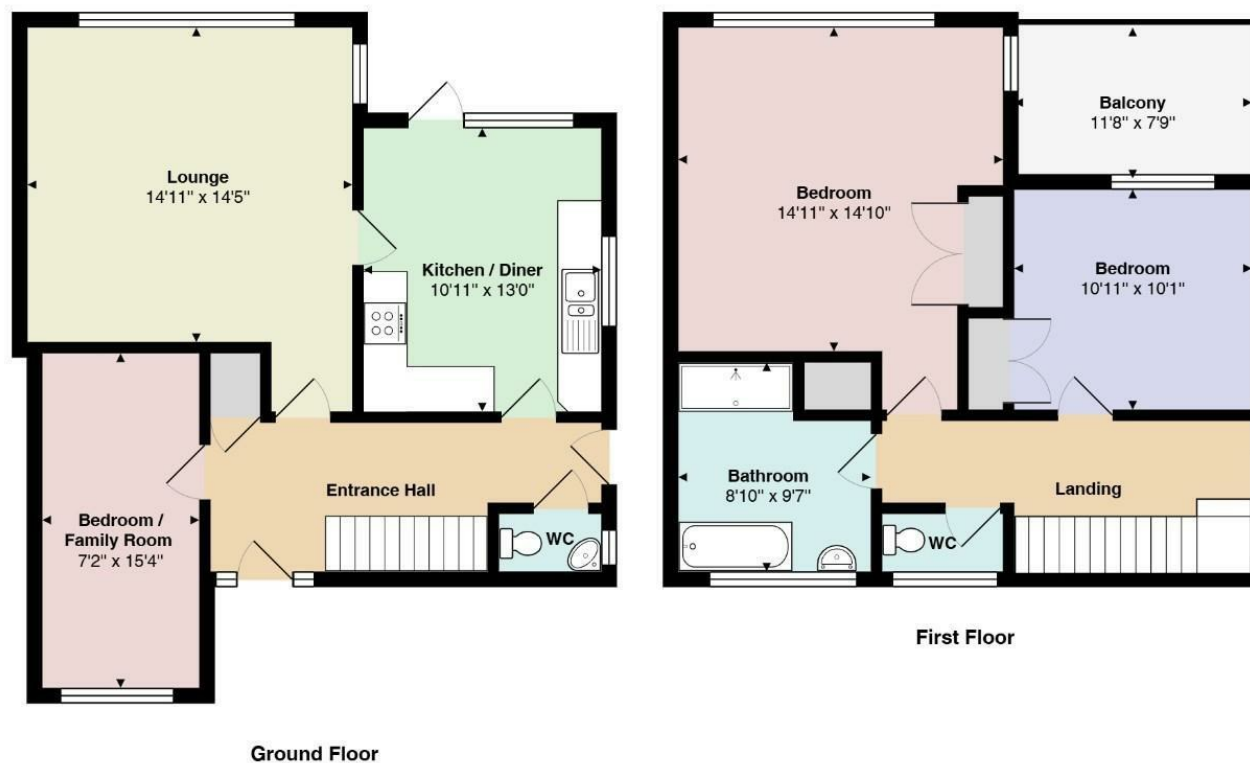
Outside:

To the front, the property boasts a driveway providing parking for up to three vehicles – a rarity for Albany Road – with gated access leading to the rear garden. The rear garden enjoys a southerly aspect, ensuring sunlight throughout the day. It has been thoughtfully designed to provide multiple seating areas, including the raised covered patio and a further gravelled terrace. A central lawn is framed by well-stocked borders, while a timber fence divides the garden to reveal a further section hosting mature trees, shrubs and a shed tucked neatly into the corner. This private and spacious garden is perfectly suited to both family living and outdoor entertaining.



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: 1207 ft² (excluding balcony)

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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