



Dudley Street

Leighton Buzzard, LU7 1SE

Offers In Excess Of £500,000



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QUARTERS

YOUR NEXT MOVE

Dudley Street

Leighton Buzzard, LU7 1SE

Quarters are delighted to offer for sale this historic and stunning Victorian four bedroom end of terrace home, built approximately 150 years ago, and located within walking distance of the Town Centre and Mainline Train Station. This substantial property is presented to the market in superb decorative order with accommodation comprising: entrance hallway, lounge, inner hallway, kitchen/dining room, ground floor bedroom, shower room, lobby, large insulated cellar room, bright and airy landing, three double bedrooms on the first floor and a large family bathroom. Additional benefits include gas heating and generous enclosed rear garden. Viewing is a must to appreciate the space and finish of this property.

Location:

Dudley Street sits in the heart of the market town centre of Leighton Buzzard, providing a range of family homes with a wealth of character. Its central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.1 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property is well situated for access to road transport links, with the nearby bypass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. 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:

Enter into the lengthy entrance hallway which enjoys a tiled floor with doors to the lobby and kitchen/dining room. The lobby sits centrally with exposed floorboards giving plenty of character and continuing seamlessly through to the lounge and kitchen/dining room. There are also stairs leading to the first floor and basement. The generous lounge features a bay window to the front aspect and one of the many period features of this home is the open fireplace, which is a wonderful focal point. The spacious kitchen/dining room presents an excellent space for entertaining and suits the needs of a modern family. The kitchen is fitted with a range of wall and base level units with integrated dishwasher, double oven and five ring gas hob with hood over, plus there is space for a fridge freezer. Ample space remains for a family sized dining table which is perfectly situated to enjoy views of the rear garden. The rear section of the entrance hallway provides access to a boot room, which includes a door to the rear garden, and further along the hallway are doors to the shower room, utility cupboard and ground floor bedroom. The shower room is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and shower cubicle. Adjacent to this, the utility cupboard includes space and plumbing for a washing machine and tumble dryer. The ground floor bedroom enjoys pleasant views of the rear garden, and there is ample space for a variety of furniture.





First Floor:

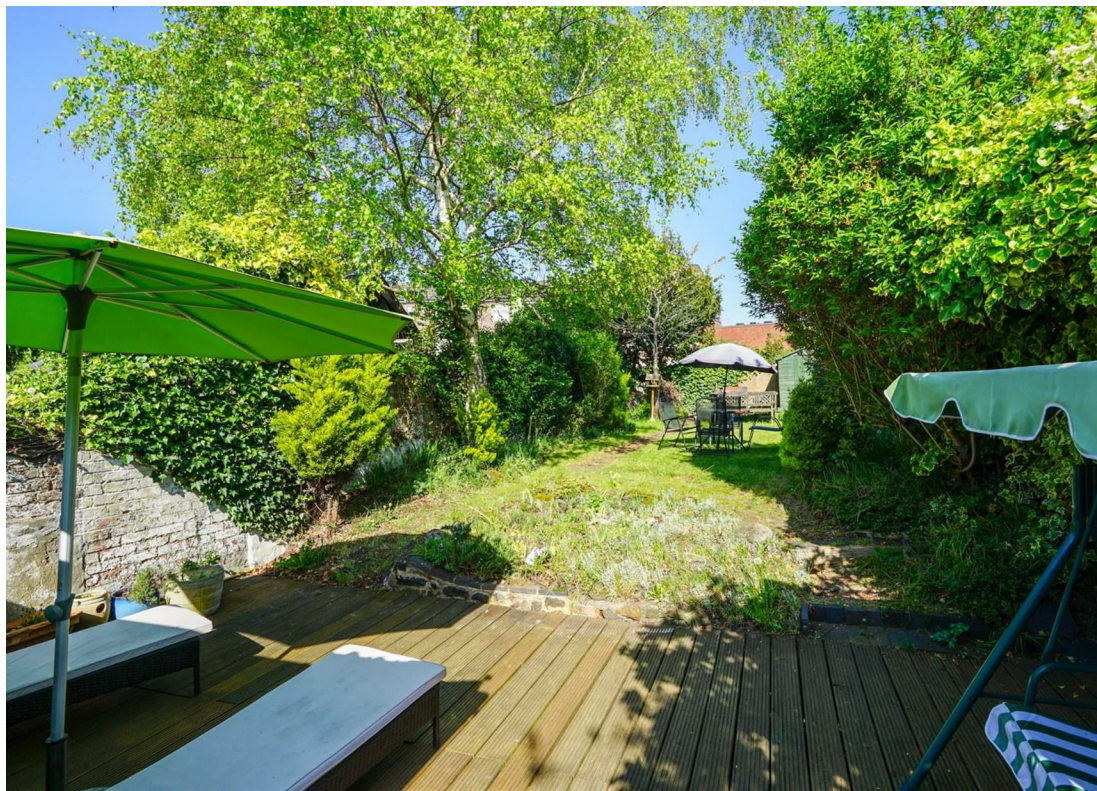
The first floor is laid entirely to exposed floorboards. Each room also enjoys high ceilings to give a spacious feel. The landing is bright and airy, with a lantern window to the loft space, above the stairwell, introducing plenty of light. There is space on the landing for a dressing table, and at the end is a built-in airing cupboard. The bay fronted double bedroom is a stunning room featuring fitted wardrobes. There are two further bright and airy double bedrooms to the rear of the property, each providing plenty of room for a range of bedroom furniture. The family bathroom is a good size and has been refitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and p-shaped bath with shower over. Complimentary tiling to water sensitive areas provides a fine finish.

Basement:

The cellar room has been refurbished and insulated to make for an excellent additional space in the home. There is ample space for a variety of furniture, with the vendors currently using this as a family room/study. A door opens to a further store room. There is potential for the cellar to be completed to full building regulation approval.

Outside:

A wall borders the front of the property with a path leading to the front door, which is covered by a storm porch. There is also a gated alleyway leading through to the rear garden. The mature rear garden is an excellent size and noticeably private. A decked patio is situated off the rear of the property, with the remainder laid mainly to lawn and complimented by a variety of shrubbery throughout.



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



Approximate Area: 1779 ft² ... 165.3 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.

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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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