



Shepherds Mead

Leighton Buzzard, LU7

Offers In Excess Of £400,000



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QUARTERS

YOUR NEXT MOVE

Shepherds Mead, Leighton Buzzard, LU7 3AH

*** VIEWINGS TO COMMENCE ON SATURDAY 7TH MARCH 2026 ***

We are delighted to offer for sale this four bedroom detached family home, situated within the established residential setting of Shepherds Mead and offered to the market with significant scope for renovation and improvement. Set back from the road and occupying fair sized plot, the property now requires full modernisation throughout, presenting a superb opportunity for buyers seeking to create a bespoke family home in a popular location.

Location:

Shepherds Mead is situated off one of Leighton Buzzard's most popular roads, providing a range of beautiful family homes. 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 1.7 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 by-pass 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:

The accommodation is entered into the hallway providing access to the lounge and there are stairs rising to the first floor. The lounge is a generous reception room offering a flexible layout with space for a variety of furniture arrangements - ideal for everyday living. There are doors into the kitchen and dining room which sit to the rear of the property. The dining room is currently a separate space, which could be opened up or reconfigured to suit a more contemporary living style. The kitchen, like the remainder of the property, is in need of renovation. It provides a base layout awaiting personalisation and modernisation to suit individual taste and requirements, with the potential to create a

bespoke family kitchen/dining area that reflects modern lifestyles. Off the kitchen is a lobby leading to the cloakroom/WC. The garage also provides potential for conversion (STPP).

First Floor:

The first floor landing leads to the four bedrooms and the family bathroom. The bedrooms are well proportioned and provide flexible accommodation suitable for family living, guest rooms or home working environments. The bathroom requires updating and has potential to be fully modernised to create a bright and contemporary suite. The property also benefits from loft access, offering additional scope for further extension or conversion subject to planning and consent.

Outside:

To the front there is a block paved driveway providing off-street parking extending to the garage & front door. The rear garden affords a private setting for outdoor enjoyment. With a patio area and lawned section, this outdoor space offers excellent potential for landscaping or extension, subject to planning consent, making it ideal for families or those seeking open air relaxation.

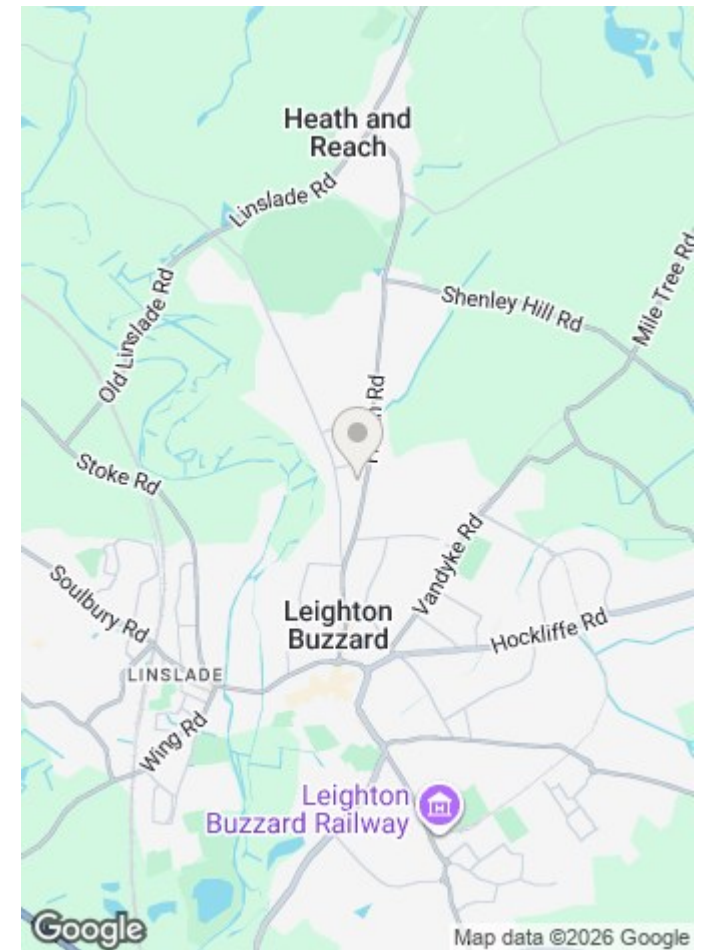
Floor Plan



Total Area: 1211 ft²

All measurements are approximate and for display purposes only

Map



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