



Albany Road
Leighton Buzzard, LU7 1NS

Price £530,000



 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale this beautifully presented 1930's three bedroom detached family home, occupying a highly sought after position on Albany Road, just a short walk from Leighton Buzzard town centre and the mainline railway station. Combining attractive period features with thoughtfully extended accommodation, the property comprises: Entrance porch, entrance hall, lounge, family room, open plan kitchen/dining room, ground floor bathroom, three bedrooms and a first floor shower room. A particularly rare feature for this location is the extensive block paved driveway, providing off-road parking for three vehicles whilst continuing along the side of the property. Additional benefits include a landscaped rear garden and a substantial workshop. Viewing is highly recommended.

Location:

Albany Road is a well established and sought-after residential address within Leighton Buzzard, ideally positioned for access to the town centre and a range of local amenities. There are well regarded schooling options nearby, along with convenient access to shops, cafés and leisure facilities. For commuters, Leighton Buzzard mainline station provides direct links into London Euston, while road connections via the A5 and M1 are also within easy reach. The area offers a balance of everyday convenience and access to green spaces

Ground Floor:

An entrance porch opens into a welcoming hallway which immediately reflects the character of the property. Attractive wood-effect Camaro vinyl flooring flows through the hallway and continues seamlessly into the family room and kitchen/dining area, creating an excellent sense of continuity throughout the ground floor. Stairs rise to the first floor with a useful storage cupboard beneath, whilst doors provide access to the principal accommodation. Positioned to the front of the property, the lounge is a beautifully proportioned reception room retaining charming period features, including a striking curved bay window and picture rails, both synonymous with homes of this era. There is ample space for a variety of seating arrangements, creating a comfortable and elegant room in which to relax. The family room offers further versatile living space and centres around an attractive gas fireplace, creating a welcoming focal point. With ample room for a variety of furniture, this is an ideal everyday living space and, being open to the kitchen/dining room, forms the heart of the home for modern family life. Occupying the rear extension, the kitchen/dining room has been thoughtfully refitted with a stylish range of shaker-style wall and base units complemented by generous work surfaces. Integrated appliances include a double oven and hob with extractor hood above, whilst spaces are provided for further appliances. Three Velux windows flood the room with natural light, enhancing the sense of space, while a double glazed door opens directly onto the raised patio, creating a seamless connection between the home and garden and making the room ideal for entertaining. Completing the ground floor is an exceptionally spacious family bathroom, fitted with a five-piece suite comprising a low level WC, bidet, wash hand basin, corner bath and separate shower cubicle. Finished with tiling to the water-sensitive areas, the room provides a practical yet luxurious addition to the home. A cupboard houses the central heating boiler.





First Floor:

The first floor landing provides loft access and leads to three well-proportioned bedrooms together with the shower room. The master bedroom is a generous double room positioned to the front of the property, enjoying the character and natural light provided by a beautiful curved bay window. Bedroom two overlooks the rear garden and offers excellent proportions, together with the added benefit of a substantial built-in storage cupboard. Bedroom three is a good sized room overlooking the rear aspect, making it ideal as a guest bedroom, nursery or home office, as required. The first floor shower room has been stylishly refitted with a contemporary three-piece suite comprising a low level WC, wash hand basin and shower cubicle, providing excellent convenience for family living. The loft itself is boarded and there are two opening skylights which introduce natural light.

Outside:

To the front of the property, an extensive block paved driveway provides valuable off-road parking for three vehicles and continues along the side of the house. Parking is a genuine rarity in this part of Leighton Buzzard, making this an especially desirable feature. The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor environment. Immediately adjoining the house is a raised paved patio, providing an excellent space for outdoor dining and entertaining, bordered by an established apple tree and a variety of mature shrubs which add colour and character throughout the seasons. The remainder of the garden has been attractively finished with paved and shingled areas, offering ease of maintenance whilst retaining a pleasant and inviting atmosphere. A former garage has been adapted to create a substantial workshop, ideal for hobbies, DIY projects or additional storage, whilst two further sheds positioned at the rear of the garden provide excellent practical storage for gardening equipment and outdoor furniture.



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: 1208 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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