



Stanbridge Road

Leighton Buzzard, LU7 4PZ

Price £325,000



QUARTERS

YOUR NEXT MOVE

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Leighton Buzzard, LU7 4PZ

We are delighted to offer for sale this beautiful two double bedroom period home located just a short walk from the Town Centre. The property is presented to the market in superb decorative order with accommodation comprising: Lounge, 19ft refitted kitchen/dining room, refitted shower room/WC and two double bedrooms. Externally the property benefits from a private garden, brick built garden office, 22ft detached workshop and use of gated parking. Viewing is highly recommended.

Location:

Stanbridge Road remains one of Leighton Buzzard's well-regarded residential locations, conveniently placed for sought-after local schools, parks, and countryside walks. The vibrant town centre is within easy reach, offering a range of shops, restaurants and cafés, while the mainline train station provides direct services to London Euston in under 40 minutes. Major road links including the A5, A4146 and M1 are also easily accessible, making this a superb setting for both families and commuters alike.

Ground Floor:

Enter through the front door into a welcoming and charming living room with space for a range of living room furniture and a window overlooking the front. Stairs rise to the first-floor landing, while a door leads through to the spacious kitchen/diner. The kitchen/diner is a wonderful entertaining space with ample room for a family dining table. The beautiful kitchen has been thoughtfully updated by the current vendors and features space for a range of appliances and white goods, and a door provides access to the rear garden. A shower room sits conveniently off the kitchen and has been refitted to include a vanity wash hand basin, walk-in shower and low-level WC.





First Floor:

The first-floor landing provides access to two double bedrooms and an airing cupboard. The larger of the two bedrooms faces the rear garden and offers ample space for a range of bedroom furniture, with two windows allowing plenty of natural light to flood through.

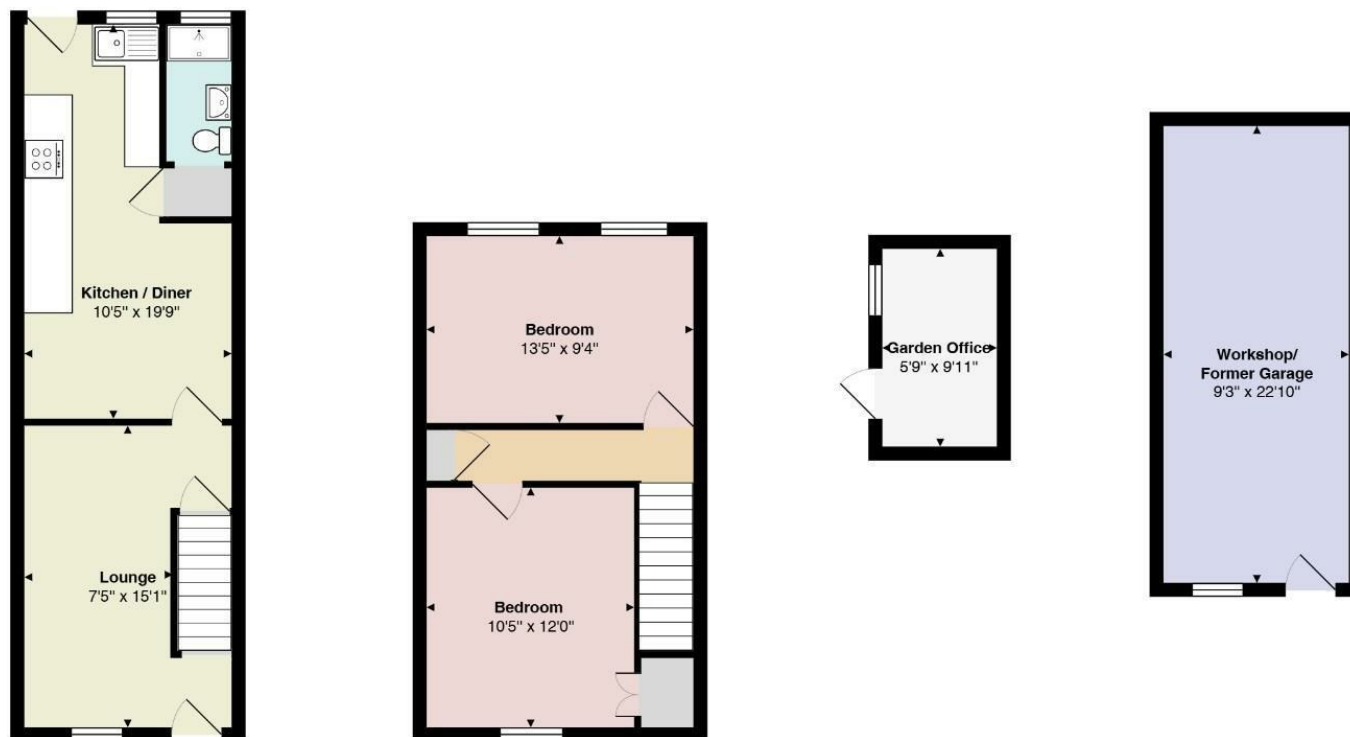
The second bedroom enjoys a front aspect and provides space for bedroom furniture, while also offering potential as an excellent home study.

Outside:

The delightful low maintenance garden has been predominantly laid to lawn, complemented by a paved patio area ideal for outdoor entertaining. Access is provided via two convenient side gates. A particular feature of the garden is a brick-built outbuilding which has been thoughtfully converted into a garden office, complete with power and lighting perfect for those working from home. Additionally, a separate workshop, also benefiting from power and lighting, can be accessed directly from the garden. A side gate provides direct access to the parking area, adding further practicality to this appealing outdoor space.

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: 964 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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