



St Andrews Street
, Leighton Buzzard, LU7 1DS

Offers In Excess Of £300,000



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Quarters are delighted to offer for sale this larger than average two double bedroom end of terrace home, ideally situated within walking distance of local shops amenities, the historic market town centre and the Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property is presented to the market in excellent order, and offers generous accommodation comprising: Entrance porch, lounge, dining room, cloakroom/WC, kitchen, two double bedrooms and a stunning first floor four piece bathroom. Additional benefits include double glazing, gas heating and generous rear garden. Viewing is highly recommended to appreciate the space this property has to offer.

Location:

The popular residential location of St Andrews Street boasts a variety of period dwellings, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. There are excellent transport links locally with the A505 and A5 providing links by road to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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 the property via the front door into the porch. This in turn provides entry to the generous and light filled lounge at the front of the property. The room boasts a double glazed bow window to the front aspect and a feature fireplace. The lounge provides entry to the dining room, and the first floor via the staircase. The dining room is an ideal entertaining space, and leads to the kitchen and convenient cloakroom/WC via a lobby space, which also provides access to the rear garden via a double glazed door. The kitchen is a generous size, and sits at the rear of the property overlooking the landscaped rear garden. The kitchen provides ample space for cooking and storage, and has space for a fridge, freezer, washing machine, tumble dryer and cooker with filter hood over. Additionally there is a breakfast bar for casual dining.





First Floor:

The landing space provides access to the first floor bedroom and the family bathroom, as well as the second floor via staircase behind a door. The first floor bedroom is a spacious double room, with an abundance of natural light through the two double glazed windows to the front aspect. There is a feature decorative fireplace and a good sized storage cupboard above the stairs. The family bathroom is larger than average and boasts a stylish four piece suite comprising low level WC, pedestal wash hand basin, shower cubicle and freestanding roll top bath. The bathroom additionally boasts two built in storage cupboards.

Second Floor:

The second floor bedroom is a deceptively spacious double room, with two skylight windows to the rear aspect and an additional feature skylight window to the front aspect.

Outside:

To the front of the property is a low maintenance space, with paved area and a gravelled path with gated rear access to the rear garden. The generous landscaped rear garden provides an abundance of seating areas, with paved patio areas, decked area and a timber frame summerhouse. There are mature plants with a well maintained lawn. Beyond the summer house is an further area with raised planted beds and timber shed.



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: 955 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk