



Vandyke Road  
Leighton Buzzard, LU7 3HG

Price £370,000



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# Vandyke Road

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We are delighted to offer for sale this beautifully presented two double bedroom period home, ideally positioned on the ever-popular Vandyke Road, within close proximity of Leighton Buzzard town centre, market and mainline railway station with direct services into London Euston in approximately 30 minutes. This attractive family home has been well maintained and thoughtfully improved by the current owners, blending character features with modern comforts throughout. Viewing is highly recommended.

## Location:

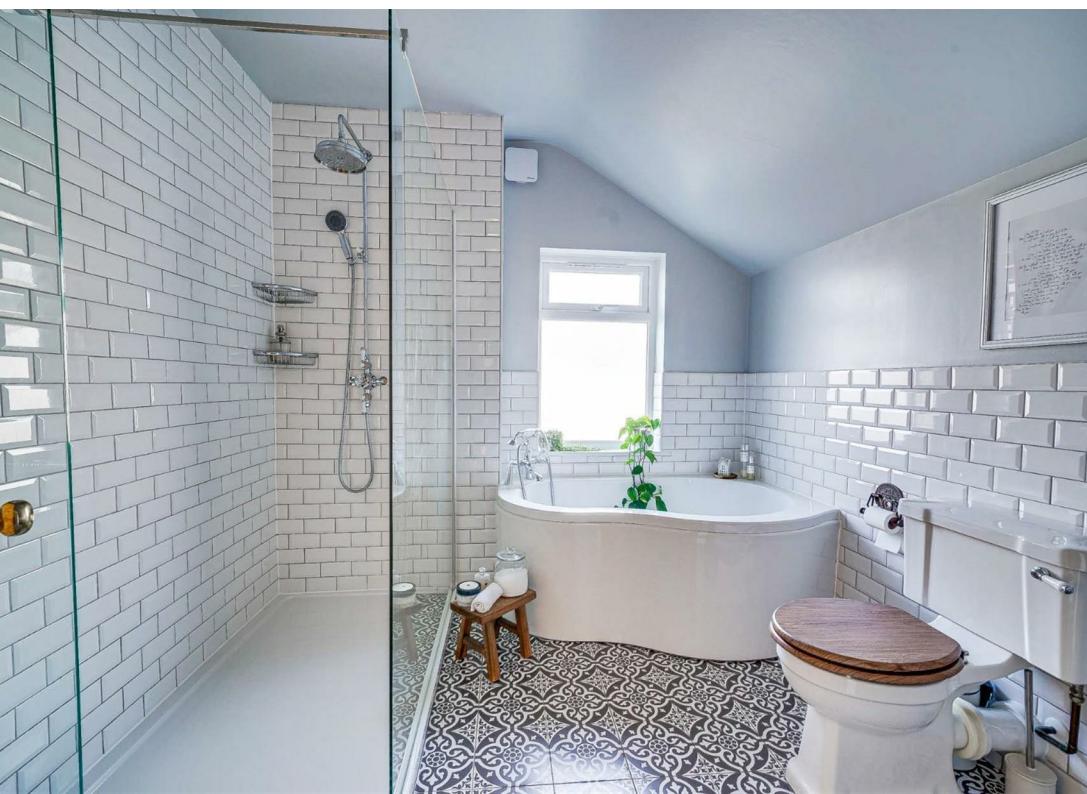
Vandyke Road sits within the heart of Leighton Buzzard providing a range of family homes with a wealth of character. Its central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 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 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 via a composite front door which leads into a welcoming entrance hall with stairs rising to the first floor. The lounge sits to the front of the property and enjoys a bay window which allows plenty of natural light, along with a feature fireplace providing a focal point. The room is open into the dining room, creating a flexible and sociable living space. The dining room overlooks the rear garden and features a traditional open fireplace with tiled surround, ideal for both everyday living and entertaining.

To the rear of the property is a modern kitchen fitted with a range of wall and base level units, complemented by integrated appliances including a dishwasher, fridge and freezer, along with a five-burner gas hob and double oven, plus spaces for a washing machine with dryer. From the kitchen, double doors open into a useful study which benefits from hard-wired internet, making it ideal for home working, hobbies or additional living space.





#### First Floor:

On the first floor, the landing provides access to the loft space and leads to two generous double bedrooms. The generous master bedroom sits to the front with a bay window, while the second bedroom overlooks the rear garden. Completing the first floor is a refitted luxury family bathroom, finished to a high standard which is in keeping with the feel of the property. The bathroom is fitted with a white suite comprising a WC, wash hand basin, corner bath and a separate walk-in shower, complemented by stylish tiling.

#### Outside:

Outside, the front of the property is enclosed by a low brick wall with a pathway leading to the front door. The rear garden is enclosed and thoughtfully arranged, featuring a paved patio area, established shrubbery and a lawn. A particular highlight is the recently installed outbuilding, supplied with power and lighting, offering excellent versatility and currently used as a gym, but equally suited to a home office, studio or hobby room.

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



## 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.