



Dudley Street

Leighton Buzzard, LU7 1SE

Guide Price £277,500



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## Dudley Street

Leighton Buzzard, LU7 1SE

We are delighted to offer for sale this two bedroom end of terrace period home located just a short walk from the Town Centre. The property is presented to the market in good decorative order with accommodation comprising; porch, lounge, dining room, refitted kitchen, cloakroom/WC, two bedrooms and refitted upstairs bathroom. Additional benefits include double glazing (where stated), gas heating and garden. Viewing is highly recommended.

### Location:

Dudley Street sits in the heart of the market town centre 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 bypass 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 property enters into a welcoming porch which is a great space for shoes. A door goes through to the lounge with a wood burning stove in the heart of the room and front aspect window, which creates a bright and inviting space. The archway leads through to a dining area, perfect for family meals and entertaining, which in turn gives access to the fitted kitchen at the rear. The kitchen is arranged with a range of units and work surfaces, with space for appliances and a door opening directly to the garden. The cloakroom/WC completes the downstairs and comprises of a low level WC and vanity hand wash basin.







#### First Floor:

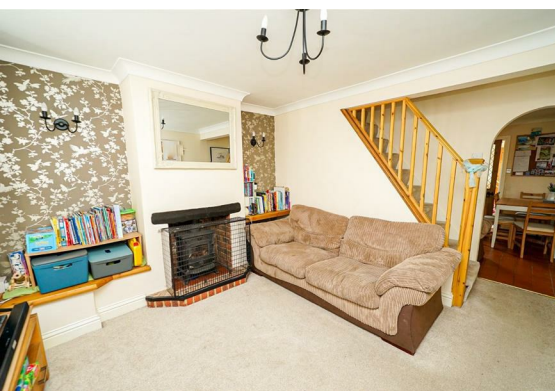
Upstairs, the landing provides access to two generous bedrooms, with further stairs providing access to the upstairs bathroom. The spacious master bedroom to the front aspect. Both bedrooms have fitted cupboards which provide ample storage space. The second bedroom enjoys views of the rear garden.

#### Second Floor:

The landing provides access to the family bathroom and eaves storage. Both bedrooms are served by the family bathroom, fitted with a white three piece suite including bath with shower over, wash hand basin and WC.

#### Outside:

The rear garden offers a private outdoor retreat, featuring a patio seating area and a lawn with mature planting, all enclosed by fencing to provide a secure and low-maintenance setting for outdoor dining and relaxation. There is a brick built shed at the end of the garden which is perfect for storage.



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: 748 ft<sup>2</sup>

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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