



St. Andrews Street  
Leighton Buzzard, LU7 1DS

Price £300,000



## St. Andrews Street

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We are pleased to present this charming two bedroom semi-detached period home, nestled in the heart of Leighton Buzzard and just moments from local amenities and walking distance to the mainline train station. Beautifully updated throughout, the property seamlessly blends period character with modern styling, offering light-filled accommodation, practical features, and fantastic commuter convenience. Accommodation comprises: Entrance hall, lounge, kitchen/diner, cellar, two bedrooms and a family bathroom. Additional benefits include double glazing, private parking and visitors provisions. Viewing is highly recommended.

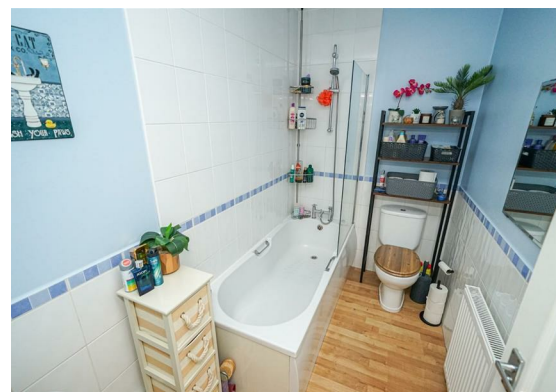
### Location:

St Andrews Street is a characterful residential road set within the heart of Leighton Buzzard. Residents here enjoy the convenience of a town-centre location whilst still benefiting from a sense of community and charm. The High Street with its range of shops, cafés, pubs and restaurants is just a short stroll away, as are local parks, leisure facilities and schooling. For commuters, the mainline train station is within walking distance, providing fast and frequent services to London Euston in under 35 minutes. Road links to the A5, A421 and M1 are also easily accessible. This is an ideal position for those wanting to balance day-to-day practicality with lifestyle benefits.

### Ground Floor:

The property is entered via a part-glazed front door which opens into a welcoming hallway with stairs rising to the first floor and also down to the cellar. To the front aspect is a bright and inviting living room, featuring a large bay window which floods the space with natural light. This room offers a comfortable and homely feel, perfect for relaxing with family or entertaining guests, and a fireplace provides a focal point. To the rear of the property sits the kitchen/dining room, which has been thoughtfully designed to suit modern living. The dining area has ample space for a family-sized dining table, The kitchen has been fitted with a contemporary range of wall and base level units complemented by work surfaces and tiled splashbacks. There are integrated appliances alongside spaces for further freestanding appliances, ensuring both style and practicality.





#### First Floor:

The first floor landing gives access to two bedrooms and the family bathroom. The master bedroom spans the width of the property to the front and enjoys the benefit of a bay window which creates a bright and airy atmosphere. The second bedroom is also a well-proportioned room, making it ideal as a guest bedroom, children's room or even a spacious home office. The bathroom has been fitted with a three-piece suite comprising a low level WC, wash hand basin and a panel bath with shower over. Finished with stylish tiling and a contemporary feel, this space is both practical and inviting.

#### Basement:

From the entrance hall, stairs lead down to a versatile cellar which is currently used as a study and store. This flexible area is ideal for a range of uses, whether as a home office, gym, snug, or simply for additional storage.

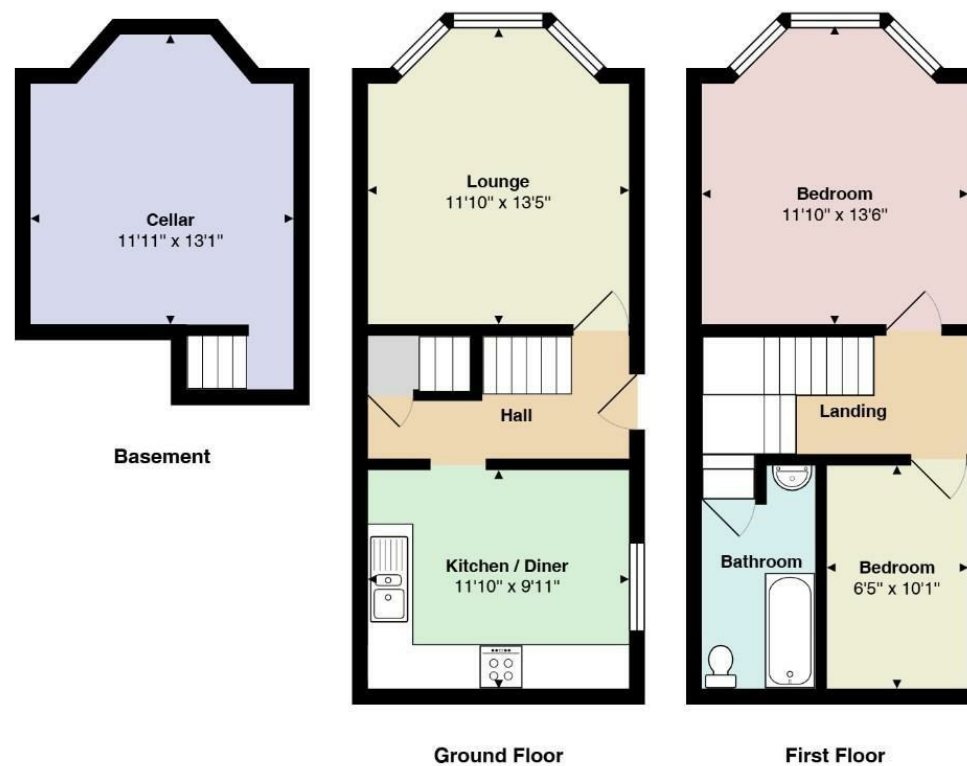
#### Outside:

To the front of the property there is a path leading to the front door bordered by shingled beds, currently used to site a variety of potted plants. One of the major benefits of this home is the parking directly opposite, providing convenience rarely found in such a central position. There are also visitors parking provisions.



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: 845 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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