



Leighton Buzzard, LU7 3EH

£475,000

4 2 3 D

- **No Upper Chain**
- **Four Generous Sized Bedrooms**
- **Impressively Sized Detached Family Home**
- **Double Garage & Parking For Multiple Vehicles**
- **Four Reception Rooms**
- **Kitchen / Breakfast Area with Separate Utility Room**
- **Just Under 1,500 Square Feet of Living Space**
- **En-Suite to Master Bedroom**
- **Ideal Location Just a Short Walk to Town Centre & High Street**
- **Within Excellent School Catchments**



Offered to the market for the first time in over 30 years, Altijd is a rarely available and generously sized detached family home, a true hidden gem in a popular and sought after location. Boasting a double garage and spacious living throughout totalling just under 1,500 square feet, it is perfectly designed for growing families who want room to flourish.

Nestled right on the edge of Leighton Buzzard town centre, the home combines convenience with modern comforts just a short stroll to local shops and the main high street, excellent transport links, and scenic parks, while also sitting within catchment for some of the area's most highly regarded schools. It's the ideal setting for families who want the best of both worlds.

With its versatile living spaces, large bedrooms, and plenty of potential to make your own mark, this home is ready for its next chapter!

The property boasts just under 1,500 square feet of versatile and flexible living space, with all rooms being generously balanced and set over two floors with a spacious loft space.

Step through the central front door into a bright and welcoming hallway, which seamlessly connects the main reception rooms and creates an effortless flow throughout the ground floor, perfect for both everyday family living and entertaining. There is a practical home office or study area with a box bay window at the front perfect for working from home, then there is a main living room with a feature fireplace, which is open plan to a separate dining space.

Additionally, there is a spacious conservatory opening directly onto the garden, effortlessly blending indoor and outdoor living. This versatile space is perfect as a playroom for the children, a relaxed family lounge, or a sun-filled dining area making it a true hub of the home where the whole family can enjoy time together all year round. Lastly there is fully fitted modern kitchen with breakfast seating bar and fitted appliances, as well as a handy utility area with side door to the garden.

Rising to the first floor landing there are doors leading into all four generous and well proportioned bedrooms, three of which are comfortable double sizes and the fourth being a single or guest room. There is a family bathroom, and the master bedroom has its own en-suite shower room. Lastly there is an airing cupboard and access into the loft for storage.





To the front there is a paved driveway with planted decorative borders enclosed by a low level brick wall and feature hedging. There is side access to the back through wooden gate.

At the rear, the garden has been thoughtfully designed for low-maintenance living while still offering plenty of charm. With a mix of gravel and paved areas, it's ideal for summer barbecues, family gatherings, or simply enjoying a quiet evening outdoors. Mature shrubs and a feature archway add character, while the established planting provides an excellent foundation for keen gardeners to add their own touches.

The property has an abundance of parking on offer which would easily accommodate six or seven vehicles. There is a block paved driveway to the front of the property. At the back of the property is a double Garage, with parking for a further two vehicles in front, as well as two within.



The double Garage itself has a single up and over door to the front, then a courtesy door to the garden. There are full power and light connections, making it practical for a range of storage used or could also lend itself for conversion (subject to planning consents).

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Council Tax Band E. (Central Bedfordshire)

Freehold

More about the Location.....

Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.

Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.



Floor Plan

Approximate Gross Internal Area
Ground Floor = 76.5 sq m / 823 sq ft
First Floor = 60.4 sq m / 650 sq ft
Garage = 25.5 sq m / 274 sq ft
Total = 162.4 sq m / 1,747 sq ft

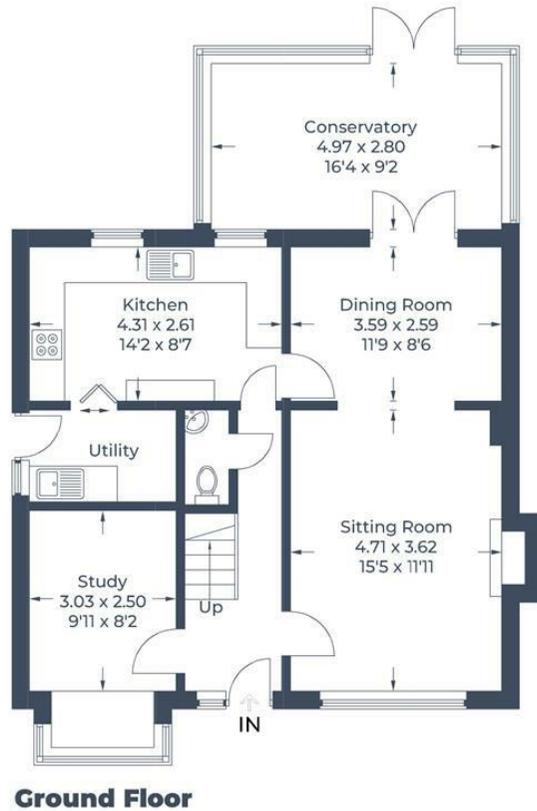


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Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.