



Stanbridge Road, Leighton Buzzard, LU7 4QJ

£325,000

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- Three Bedrooms
- Stunning Condition Throughout
- Open Plan 21Ft Kitchen & Dining Area
- Characterful Road Just Short Walk to Town Centre
- Cosy Living Room with Bay Window
- Kitchen With Integrated Appliances
- South Facing Garden
- Excellent For Commuting to A5 & M1
- Within School Catchments for All Ages

Positioned along the ever popular and characterful Stanbridge Road, providing a direct link into the Leighton Buzzard town centre, this beautifully improved bay-fronted three bedroom period home effortlessly blends charm with contemporary comfort.

The property retains its attractive timeless façade while benefiting from a host of modern upgrades, creating a stylish and practical home perfectly suited to modern living. Dating back to the interwar period of the 1920's this home maintains many of its traditional features to include high ceilings, a striking bay window, ornate fireplaces and decorative brickwork.

The property is entered via a welcoming entrance hallway. To the front sits a cosy living room, where a bay window draws in an abundance of natural light, creating a bright yet comfortable living space. A further door from the hallway opens into the impressive open-plan kitchen and dining area, recently updated to a high standard. The kitchen now features a wide range of high-gloss wall and base units, complemented by solid wood work surfaces, integrated appliances, stylish tiling, and under-unit lighting, combining practicality with a sleek, modern finish.

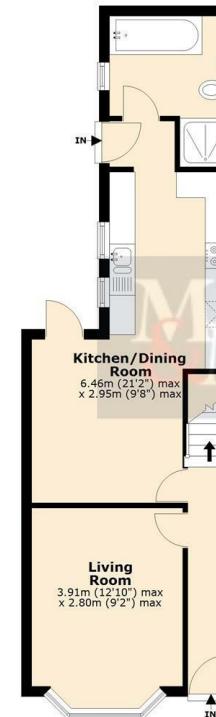
An inner lobby provides access out to the rear garden and leads through to the family bathroom, fitted with a four-piece suite comprising a WC, wash hand basin, bath, and separate shower enclosure. Stairs rise up to the first floor landing where there are three well proportioned bedrooms, two are comfortable doubles including the master which extends over the alleyway for an even greater space.

To the front of the property are steps leading up to the front door with tessellated tiling at the bottom. There is a low level brick wall with a raised, decorative garden, as well as an alley way leading to the back.

At the rear of the property is a sunny south facing garden, fully enclosed by timber fencing and brick walls featuring a paved patio seating area while the remainder comes laid to lawn with decorative planted borders.

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.

Ground Floor



First Floor



## 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.