



South Street | | Leighton Buzzard | LU7 3PA

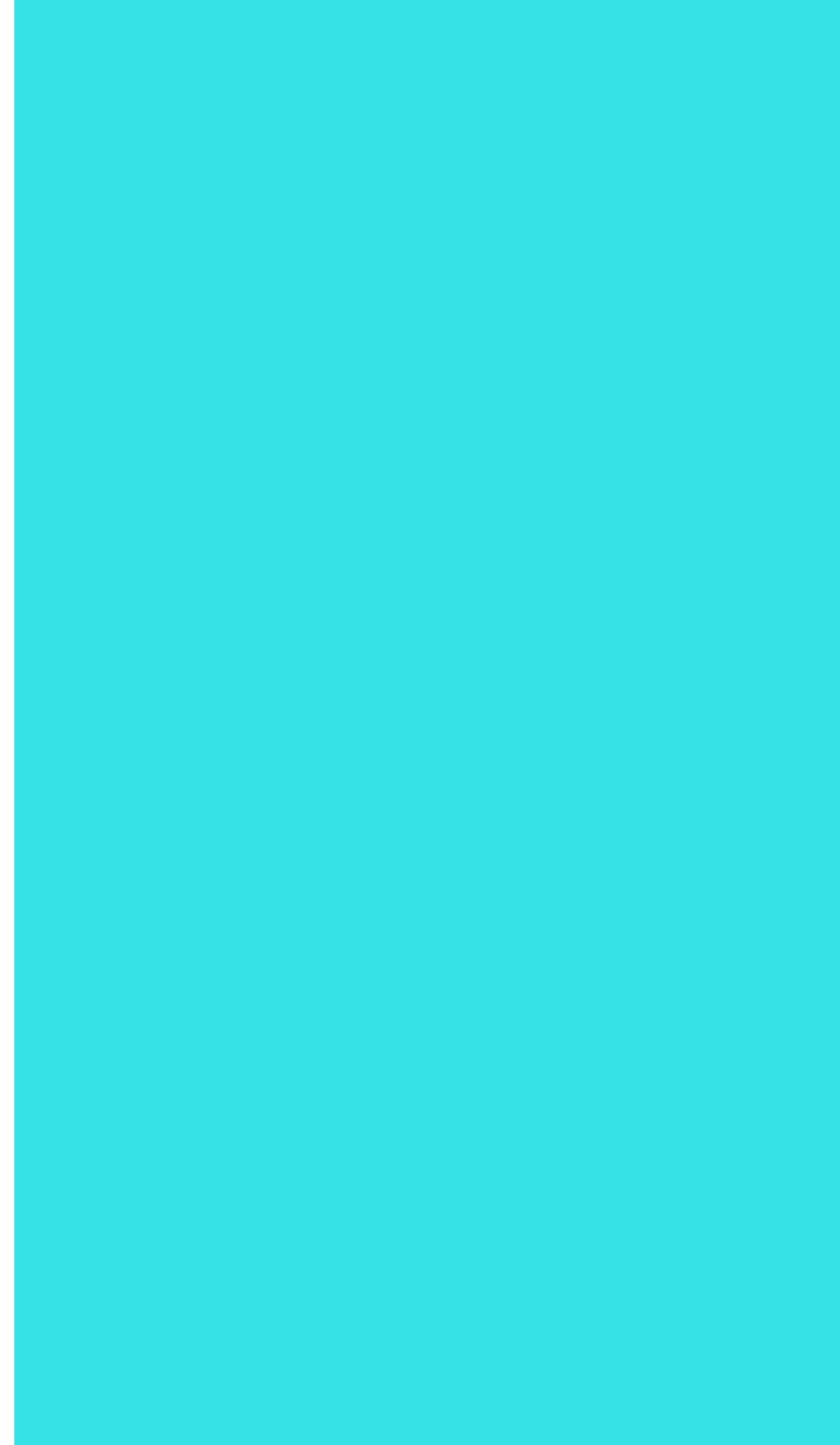
Offers In Excess Of
£500,000

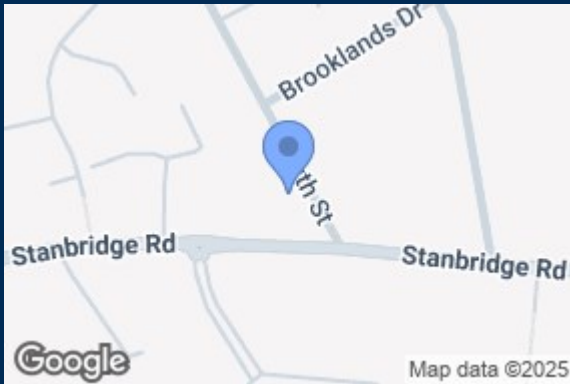
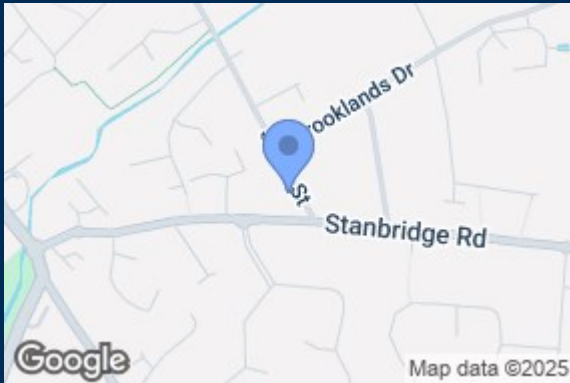
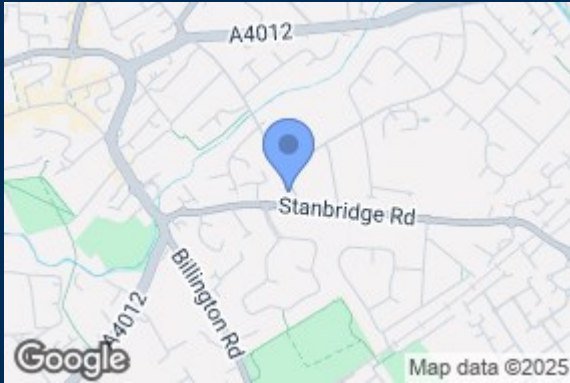
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A substantial four-bedroom, two-bathroom Victorian home in central Leighton Buzzard, that has been beautifully refurbished throughout. The accommodation includes; an inviting entrance hall, spacious living room, dining room, and a modern kitchen, alongside four bedrooms and two bathrooms. This property boasts a generously sized private rear garden, complete with a private covered patio area perfect for year-round enjoyment, and ample space for a hot tub. An electric car charging point adds convenience, while the quiet street location places you within close reach of the town centre, train station, schools, shops, and other essential amenities. Everything is effortlessly finished and highly specced for endless appeal, from the ground floor guest suite to the large garden and luxurious family bathroom.

- A beautifully refurbished and modernised Victorian home.
- Large living room and good size dining room open to the kitchen.
- Short walk to Leighton Buzzard town centre.
- Innovatively appointed beautiful spec family bathroom that must be seen.
- Five minute drive to Leighton Buzzard train station.
- Versatile accommodation with four good size bedrooms.
- High specification designer finishes throughout.
- High specification recently fitted kitchen with open plan dining room.
- Excellent size private rear garden with outbuilding.
- An internal viewing is highly recommended to appreciate this family home.







Approximate Gross Internal Area
 Ground Floor = 50.0 sq m / 538 sq ft
 First Floor = 44.8 sq m / 482 sq ft
 Sheds = 6.5 sq m / 70 sq ft
 Total = 101.3 sq m / 1,090 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			86
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A (92 plus)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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