



King Street | | Leighton Buzzard | LU7 1BY

Asking Price £350,000

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A beautiful 1930's detached home in a town centre location walking distance to the train station. With excellent kerb appeal and a stylish interior throughout. The property features two bright reception rooms with wooden flooring, high ceilings, a modern shaker-style kitchen, and French doors opening to a generous garden, and a versatile outbuilding ideal as a garden office or studio. Upstairs you have two spacious double bedrooms and a contemporary bathroom, all beautifully presented and perfect for modern family living. Off road parking with a block paved driveway.

- An attractive 1930's detached home in a sought after town centre location.
- Welcoming porch and bright entrance hall with access to both reception rooms.
- Open-plan dining room with French doors to the rear garden – ideal for entertaining.
- Great size rear garden with lawn, patio and decking area.
- Off-road parking with a block-paved driveway and gated side access to the garden.
- Spacious living room with bay window and brick fireplace with wood-burning stove.
- Modern shaker-style kitchen with wooden worktops, integrated appliances, and side access.
- Versatile outbuilding – perfect as a home office, studio, storage or a gym.

Welcome to King Street

This charming detached home has excellent kerb appeal with a traditional brick and pebbledash façade complemented by a feature bay window. The property is set behind a low brick boundary wall with well-maintained planting. A block-paved driveway provides off-road parking and leads to a gated side access to the garden.

Porch

The property benefits from a welcoming porch that opens into a bright entrance hall. A useful space for coats and shoes as you enter the home.

Entrance Hall

The entrance hall provides access to the staircase and both reception rooms. This layout creates a practical flow through the ground floor, ideal for modern family living.

Living Room

13'1" x 10'6" (4 x 3.05)

The living room is a bright and inviting space, featuring a large bay window that floods the room with natural light and offers a pleasant view of the front. Tastefully decorated in neutral tones, it includes a charming brick fireplace with a wood-burning stove.





Dining Room

11'3" x 10'4" (3.44 x 3.16)

Flowing seamlessly from the living area, the dining room provides an excellent setting for entertaining or family meals. With French doors opening onto the rear garden, the space enjoys a lovely indoor-outdoor feel. The wooden flooring continues throughout both rooms.

Kitchen

13'9" x 7'4" (4.2 x 2.24)

The kitchen is a practical space, fitted with modern shaker-style units and warm wooden worktops that provide ample storage and preparation space. Dual aspect windows allow plenty of natural light to flow in. The layout includes integrated cooking appliances, with room for additional white goods, and a side door giving convenient access to the garden—ideal for outdoor dining or entertaining. The neutral décor and tiled flooring complete the room's contemporary look.

Landing

The landing provides access to two double bedrooms and a family bathroom. There is ample room for a piece of furniture, such as a chest of drawers adding to its versatility.

Bedroom One

10'6" x 9'11" (3.22 x 3.04)

Bedroom one is a double room, tastefully decorated in soft neutral tones that enhance the feeling of space. A large window overlooks the rear, filling the room with natural light and providing a pleasant green outlook. There is ample space for freestanding furniture and storage, making it a comfortable and peaceful retreat.

Bedroom Two

11'1" x 10'6" (3.39 x 3.22)

Bedroom two is a generous double room filled with natural light from a large front-facing window. The space is decorated in a fresh, modern style with a feature wall adding a pop of colour.

Bathroom

The bathroom is modern and well-presented, featuring a white suite comprising a bath with overhead rainfall shower and glass screen, a vanity unit with basin, and a low-level WC. Stylish wall tiles add a contemporary touch, while the frosted window allows for natural light and privacy.

Garden

The rear garden is a fantastic size, offering a mix of lawn and patio areas ideal for family life and outdoor entertaining. A paved pathway leads through the garden to a versatile outbuilding, perfect for use as a home office, studio, or storage space. Mature hedging and fencing provide a good degree of privacy, while the raised decked area adjoining the house creates a lovely spot for al fresco dining or relaxing in the warmer months.

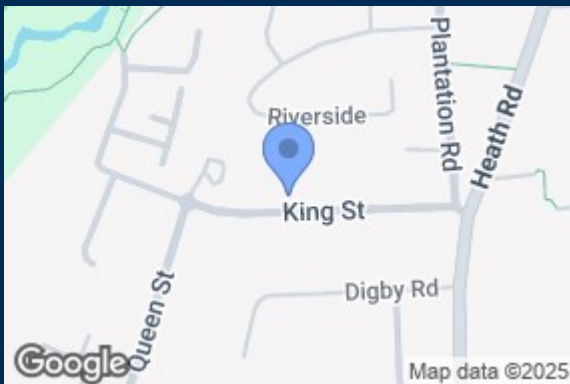
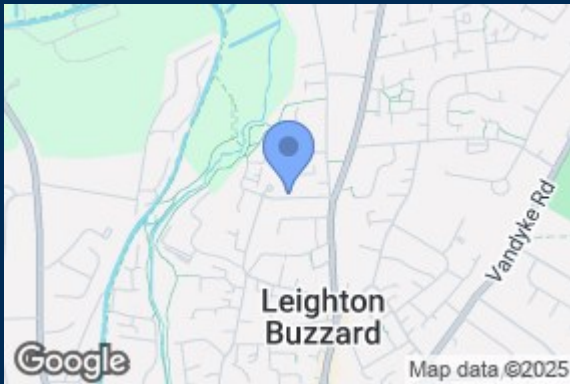
Garden Room

10'8" x 8'7" (3.26 x 2.63)

The outbuilding is a versatile and well-presented space, currently set up as a home office. Finished to a high standard with neutral décor, good lighting, and multiple windows, it offers a bright and comfortable working environment. The room is generously sized, with ample space for desks, storage, or even gym equipment, making it ideal for those working from home or seeking a dedicated hobby or studio area. Positioned at the end of the garden, it provides peace and privacy away from the main house.

Your Local Area

Located on the sought-after King Street, this home enjoys a superb position close to the heart of Leighton Buzzard, a vibrant market town offering a great blend of convenience and community. The town centre is just a short walk away, providing a wide range of shops, cafés, restaurants, and everyday amenities, including supermarkets and independent retailers. Families benefit from an excellent choice of local schools such as Leighton Middle School and Linslade School, alongside several well-regarded lower school options. For commuters, Leighton Buzzard railway station is walking distance away and offers fast, direct services to London Euston in around 30 minutes, while the nearby A5, A4146 and M1 provide easy road access to Milton Keynes, Luton, and beyond. The town is also well served by parks, leisure facilities, and scenic countryside walks along the Grand Union Canal and Rushmere Country Park, making it an ideal setting for both families and professionals.



Approximate Gross Internal Area
 Ground Floor = 44.1 sq m / 475 sq ft
 First Floor = 31.2 sq m / 336 sq ft
 Garden Office = 8.6 sq m / 92 sq ft
 Total = 83.9 sq m / 903 sq ft

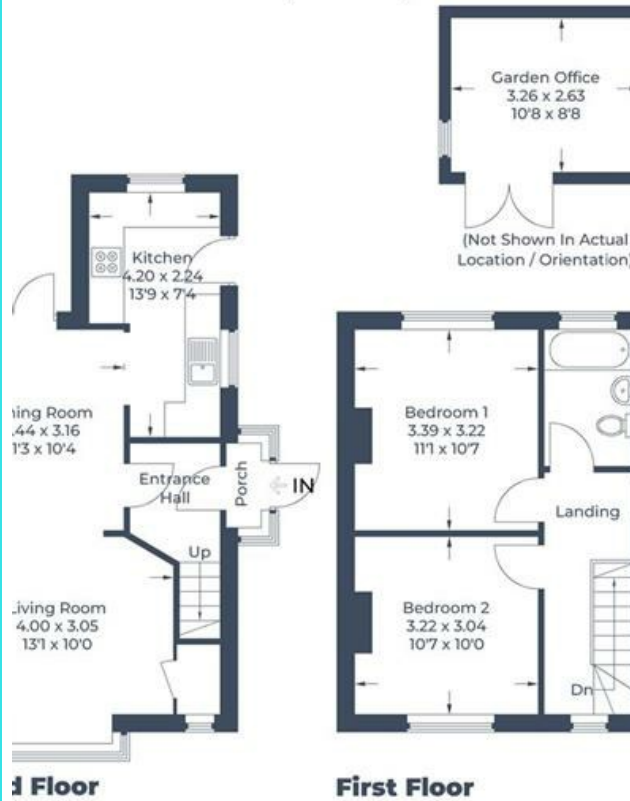


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		82	52
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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