



Lywood Road, Leighton Buzzard
, LU7 4RA

£325,000



Lywood Road, Leighton Buzzard

DESCRIPTION

This beautifully presented two-bedroom semi-detached family home enjoys a sought-after position in the heart of Leighton Buzzard, just a short walk from the town centre, local amenities, and excellent transport links.

Stepping inside, you are welcomed by a bright entrance hall with stairs rising to the first-floor landing. The spacious living room is a real highlight, complete with a charming feature fireplace and French doors opening directly onto the rear garden, creating a seamless flow between indoor and outdoor living. The kitchen/dining room is equally impressive, fitted with a range of wall and base units, and benefits from dual-aspect windows that flood the space with natural light. A connecting door provides convenient access between the kitchen/dining area and lounge.

Upstairs, the first-floor landing leads to two generously proportioned double bedrooms, each offering plenty of space for furnishings. A well-appointed shower room serves the floor, while a practical storage cupboard houses the combination boiler.

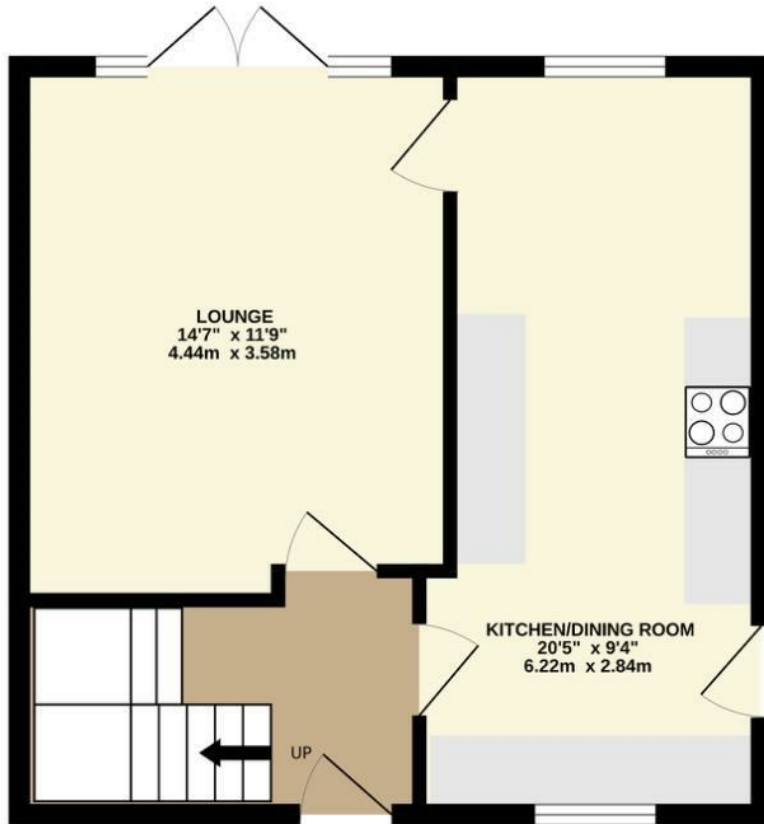
Externally, the rear garden is both private and inviting, featuring a raised decking area, a neat lawn, and a variety of mature shrubs and flower borders that add colour and charm. A rear gate opens into the garage, which then leads onto a gated private road to the rear of the property. To the front, a driveway provides ample off-road parking for multiple vehicles.

This property perfectly balances comfortable living with convenience, making it an ideal purchase for first-time buyers, downsizers, or those seeking a well-connected home close to the town centre.

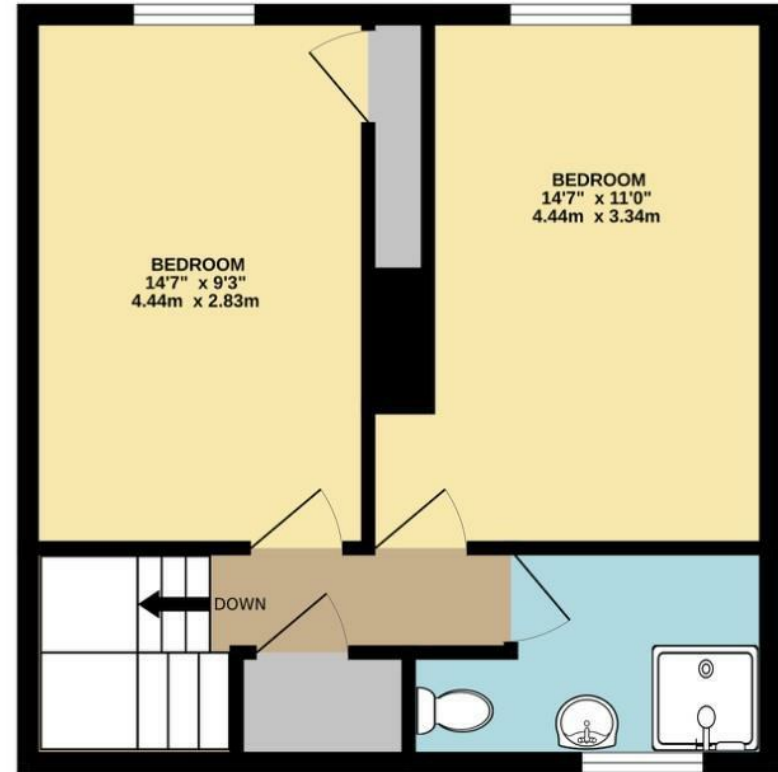




GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



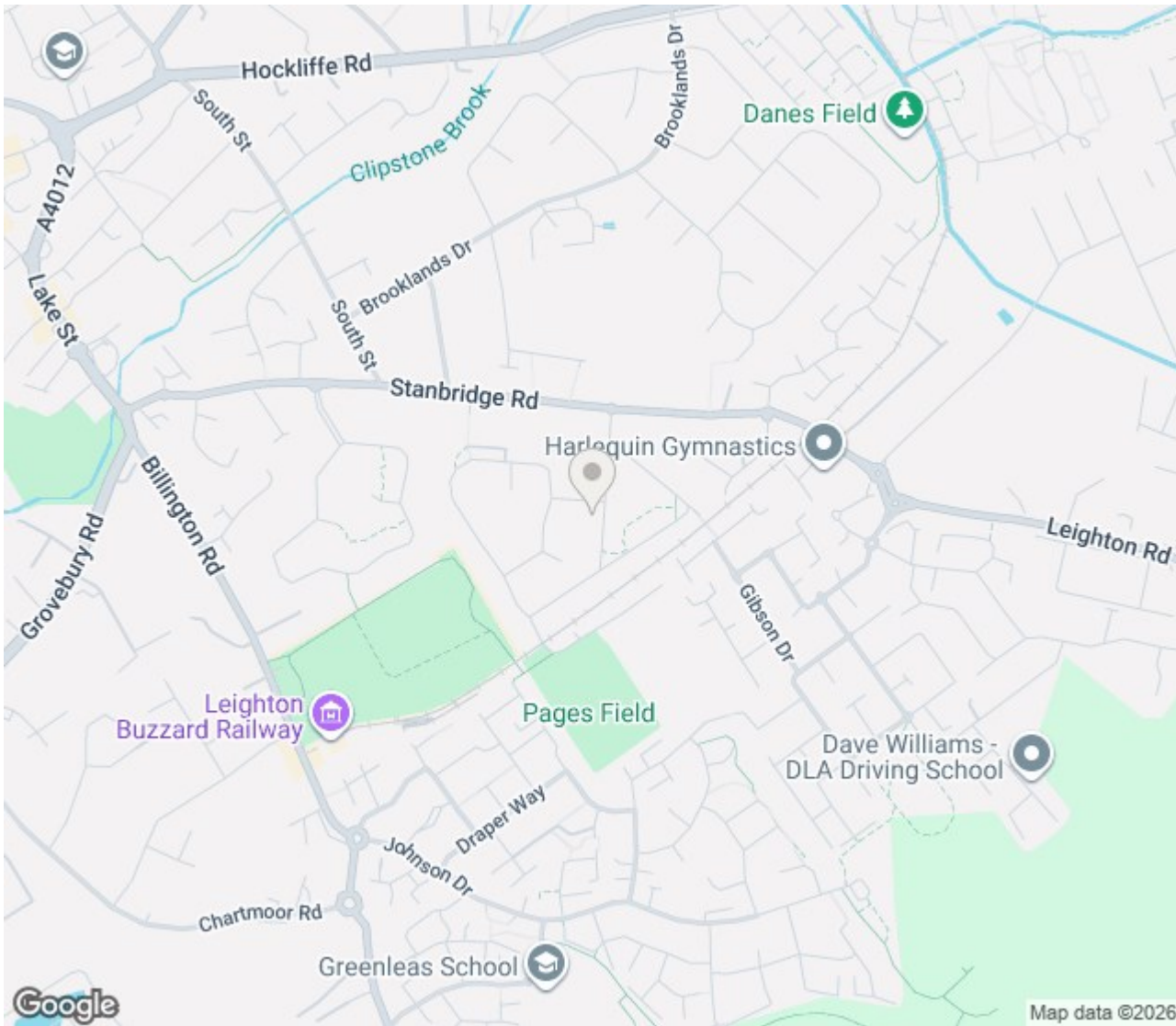
1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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