



**South Street, Leighton Buzzard**  
LU7 3NT

**Offers In Excess Of  
£350,000**





# South Street, Leighton Buzzard

## DESCRIPTION

Situated on the ever-popular South Street in the heart of Leighton Buzzard, this beautifully presented period home combines character features with thoughtful modern upgrades throughout and is conveniently located within walking distance of local shops and the town centre.

The property is entered via a welcoming entrance hall, leading to a charming sitting room featuring a log burner and attractive bay window, creating a warm and inviting living space. To the rear, the dining room enjoys patio doors opening directly onto the mature rear garden, making it ideal for both everyday living and entertaining. The recently refitted kitchen complements the home's practical layout.

A particular highlight is the tanked cellar, currently used as a versatile studio space, offering excellent potential for home working, hobbies, or additional storage.

Upstairs, the first floor offers two well-proportioned double bedrooms and a newly installed family bathroom finished to a contemporary specification. The property benefits from new double-glazed windows to the top floor and cellar, with the entire house now fully double glazed.

Externally, the mature rear garden provides a private and established outdoor space. Further notable improvements include a new boiler installed in 2018 with warranty in place until 2028, and the addition of six solar panels installed in 2022, enhancing energy efficiency and reducing running costs.

This is a characterful yet modernised home in a sought-after central location, ideal for buyers seeking period charm, modern comfort, and excellent convenience.

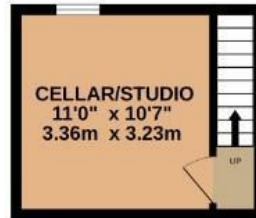
Benefitting from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.



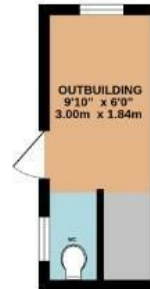




**BASEMENT LEVEL**  
145 sq.ft. (13.4 sq.m.) approx.



**GROUND FLOOR**  
503 sq.ft. (46.7 sq.m.) approx.



**1ST FLOOR**  
378 sq.ft. (35.2 sq.m.) approx.



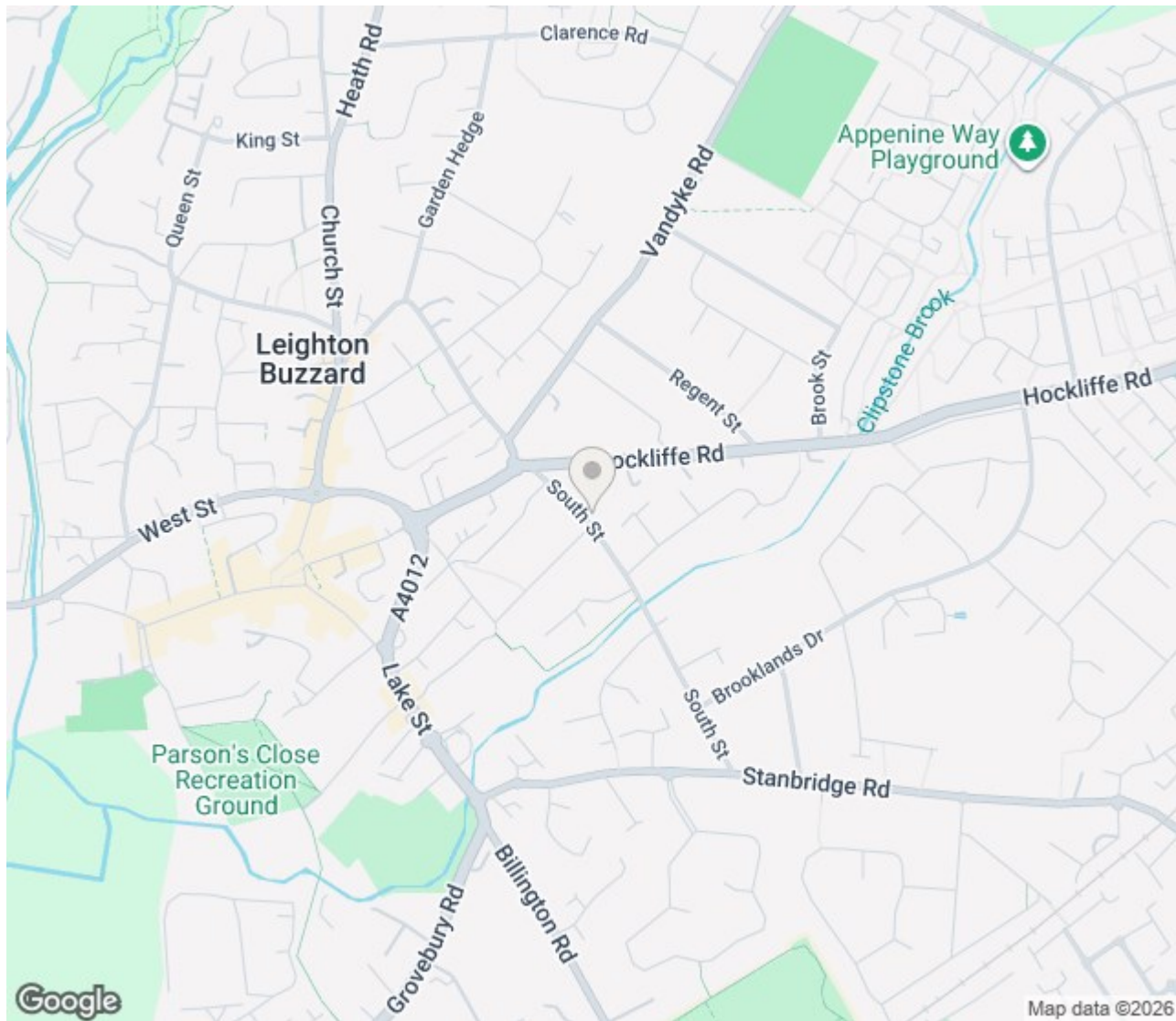
**TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.**

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.