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17 Stoke Road, Leighton Buzzard, LU7 2SW

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Offers In Excess Of £900,000

A true hidden gem, this double-fronted Victorian residence stands proudly on the sought-after Stoke Road. Perfectly positioned for effortless access to the railway station and town centre, it has been meticulously renovated by the current owners, blending modern comforts with an abundance of original, period features.

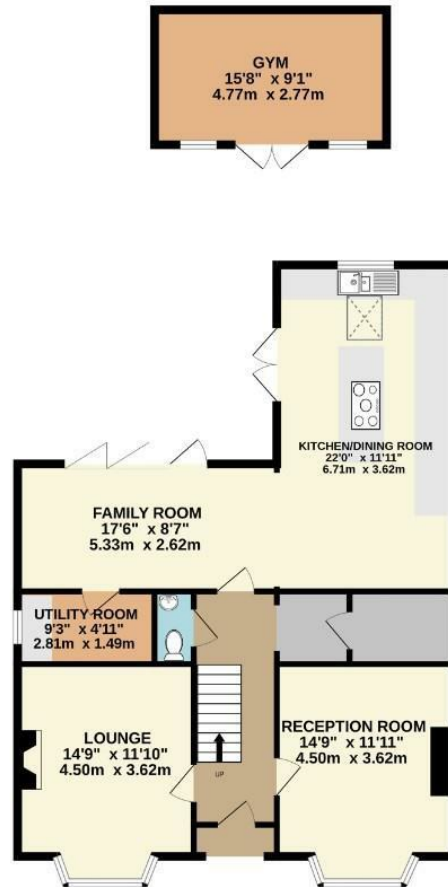
Upon entering through the beautifully crafted stained-glass front door, you are greeted by the hallway, with a staircase leading to the first-floor landing. To the left, the bay-fronted lounge offers a period feature fireplace, exuding timeless charm. The second reception room, also bay-fronted, is currently utilised as a home office. At the heart of the home lies the modern, well-appointed kitchen, complete with Quartz countertops, a matching island, and an array of integrated appliances, including double electric ovens. The kitchen effortlessly flows into the dining and family areas, providing a versatile space. Bi-folding doors open to the rear garden, further enhancing the home's seamless connection with its outdoor space. The ground floor is also home to a utility room, a convenient cloakroom, and generous storage, with elegant Herringbone flooring adding a touch of refinement throughout.

The first floor houses four beautifully proportioned bedrooms, including a main bedroom with an en-suite. A Jack-and-Jill shower room serves both the second and fourth bedrooms, while the family bathroom is a serene sanctuary, featuring a freestanding bathtub and matte black fixtures, with a separate W/C for added convenience.

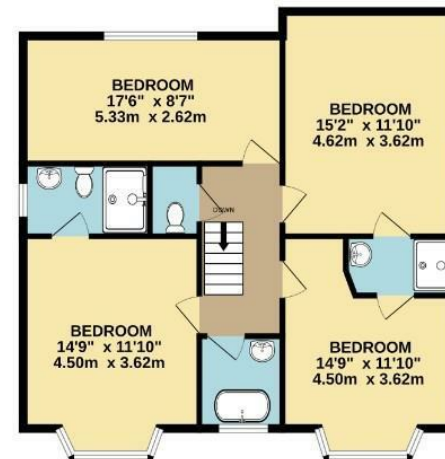
Externally, the property boasts a generously sized driveway offering ample off-road parking. The rear garden, predominantly laid to lawn, features a patio area for alfresco dining, alongside a separate decking space. The charming summerhouse, currently serving as a home gym, completes this splendid outdoor retreat.

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GROUND FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 1908 sq.ft. (177.2 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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		











