











## 115 Vandyke Road, Leighton Buzzard, LU7 3HQ

Immerse yourself in the timeless charm of this delightful and character-rich Victorian terraced home painted head to toe in Farrow & Ball, boasting three generously sized double bedrooms. A spacious and newly fitted upstairs family bathroom and the recently updated entertaining space at the rear of the back garden, add a modern feel to the otherwise character property whilst a versatile cellar/utility room provides additional functionality. Beyond the main dwelling, a powered outbuilding beckons, providing the perfect space for additional storage or an office retreat.

Upon entering, you'll notice the spacious layout downstairs where the living and dining areas seamlessly merge. These well-kept rooms connect to the kitchen at the rear and provide easy access to the garden via French doors.

Descending to the lower level, you'll discover the cellar, currently utilised as a practical utility room complete with a handy wine rack. This space is equipped with fitted units, a stainless steel sink with storage underneath, additional base-level units with a work surface, and ample room for a fridge freezer, washing machine, and tumble dryer. Plumbing for a WC is also available for your convenience.

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 CELLAR
 GROUND FLOOR
 1.5T FLOOR
 2ND FLOOR

 189 sq.t. (17.6 sq.m.) approx.
 414 sq.t. (185 sq.m.) approx.
 217 sq.t. (20.2 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, ornission 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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