Bideford Green | | Leighton Buzzard | LU7 2TS

Asking Price £375,000

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A much improved townhouse in the heart of Linslade, just a 15 minute walk to Leighton Buzzard train station and the town center. The accommodation includes a kitchen/diner, sitting room with balcony enjoying a beautiful view over the Chiltern Hills, three bedrooms, family bathroom, garage and a versatile fourth bedroom/family room or study. With off road parking for up to three cars, an integral garage as well as a good size private garden. No upper chain.

- A much improved well presented townhouse in sought-after Linslade, just a 15-min walk to Leighton Buzzard station (30 mins to London Euston).
- We fitted kitchen/diner with integrated appliances.
- Integral garage with power, lighting, and a downstairs cloakroom.
- Spacious living room with access to a balcony with fantastic views.
- Versatile fourth bedroom/study, ideal for home working or guest accommodation. Sliding doors opening to the garden.
- Private rear garden with convenient rear access. Paths throughout Bideford Green leading to green spaces/schools and shops.

Entrance Hall
This townhouse features a practical frontage with a garage and off-road parking for up to three vehicles. The front of the property is complemented by a small lawn area. A covered entrance beneath the first-floor balcony provides a welcoming approach.

The entrance hall provides access to the integral garage and a versatile bedroom four/study, ideal for home working, a family/TV room or a further double bedroom.

Bedroom Four/Study/Family Room
14'4" x 7'9" (4.38 x 2.38)
Located on the ground floor, this versatile room is ideal as a home office, bedroom, or snug. It features sliding patio doors opening directly onto the rear garden, allowing in plenty of natural light.

Garage+Cloakroom
12'5" x 8'6" (3.8 x 2.61)
The entrance hall provides access to the integral single garage, which is fitted with power and lighting and benefits from its own downstairs toilet.

Kitchen
14'4" x 7'9" (4.38 x 2.38)
The well-proportioned kitchen has ample worktop space and wood-fronted cabinets offering plenty of storage. It features an integrated oven, hob with extractor hood, and a stainless steel sink positioned beneath a large window that provides natural light. There is space for a breakfast table or additional appliances, with neutral décor and tiled splashbacks.

Sitting Room
16'9" x 11'5" (5.11 x 3.49)
The bright and spacious living room has full-height windows and a door opening onto the balcony, allowing plenty of natural light. The room features wooden flooring, neutral décor, and a central fireplace surround, offering a versatile space for relaxation or entertaining. Its open-plan layout flows to the kitchen, making it ideal for modern family living.

Balcony
A generous decked balcony accessed from the living room, offers an ideal spot for morning coffee or evening relaxation while enjoying the far reaching views. With space for seating, this outdoor area provides a perfect extension of the living space.

Bedroom One
14'6" x 9'3" (4.43 x 2.84)
Bedroom one is a bright double bedroom located on the top floor, featuring a large window that fills the room with natural light. Finished in neutral décor with wood-effect flooring, this space provides ample room for a large bed and bedroom furniture including wardrobes and chests of drawers.

Bedroom Two
10'6" x 7'11" (3.21 x 2.43)
Bedroom two is a further double bedroom, overlooking the rear of the property. Finished in neutral décor with a soft carpet, it is a versatile space.

Bedroom Three
7'10" x 6'2" (2.39 x 1.88)
Bedroom three is a bright generous single bedroom, which enjoys a window overlooking the rear of the property.

Family Bathroom
The family bathroom is a well-appointed space featuring a panelled bath with handheld shower attachment, a wash basin, and WC. The room is finished with contrasting wall tiles and benefits from a Velux-style skylight, which provides natural light and enhances the sense of space.

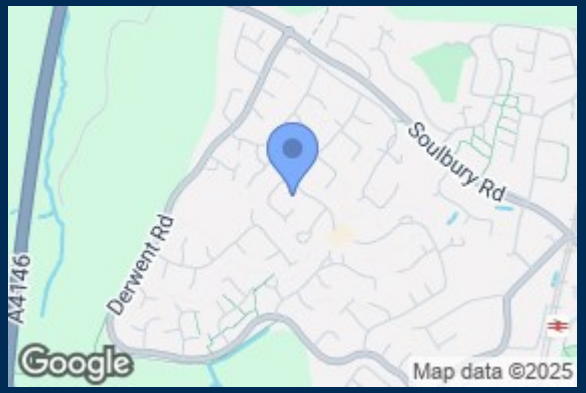
Garden
A private rear garden with a paved patio area sits directly outside the sliding doors on the ground floor, perfect for seating or outdoor dining. The garden is surrounded by established shrubs and mature planting, providing privacy. A rear gate provides convenient access.

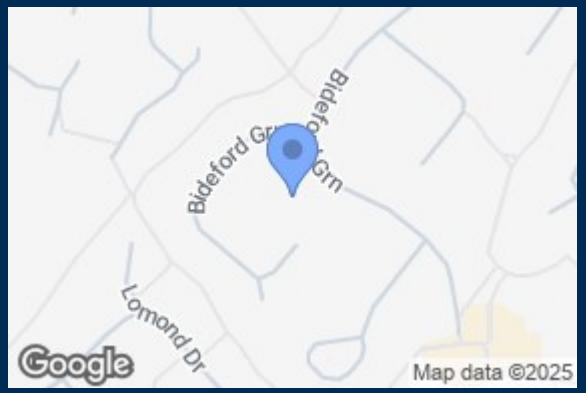
Local Area
Linslade, a sought-after suburb of Leighton Buzzard, offers an ideal mix of convenience and community charm, with Leighton Buzzard's bustling town centre just a short 15-minute walk away along the scenic Grand Union Canal. Perfect for commuters, Leighton Buzzard station, provides regular, fast services to London Euston in around 30 minutes and Milton Keynes in under 15, while the nearby A5 and easy access to junctions 11A and 13 of the M1 make road travel simple. Families benefit from the area's excellent schools, including Linslade School, rated "Good" by Ofsted, as well as Greenleas and Southcott Lower Schools, Cedars Upper School, and nearby Vandyke Upper, also rated "Good." Linslade is rich in green spaces, from the tranquil Linslade Wood and Tiddenfoot Pit nature reserve to Mentmore Road and St Barnabas parks, while Rushmere and Stockgrove Country Parks are a short drive away. Local amenities include a cluster of convenience shops, with a greater range of high-street stores and independent boutiques found in Leighton Buzzard, and the area is well-served by traditional pubs and restaurants, such as the canal-side Globe Inn and favourites like The Black Lion in town.

Home Improvements
The property has undergone much improvement by the current owners including a new roof, electrical improvements (EICR available), cavity wall insulation, replastering downstairs, new carpets, new blinds throughout.

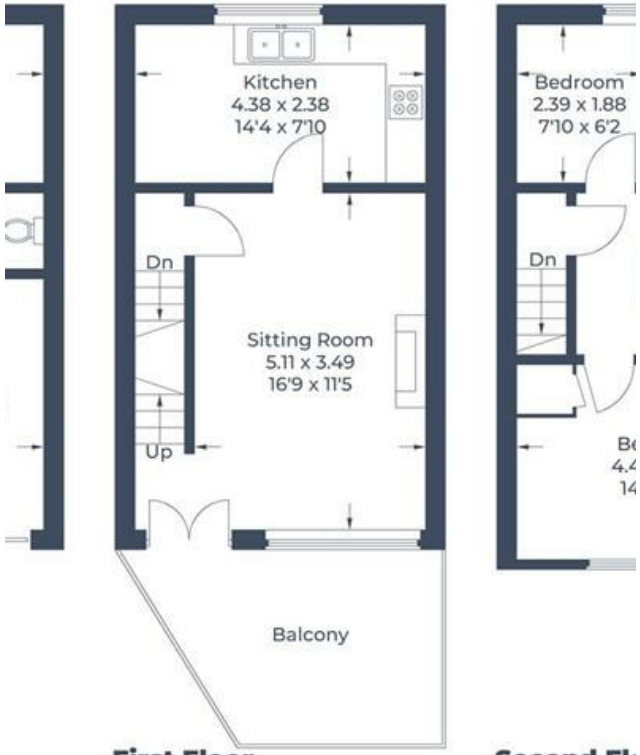
Material Information
About the property; Council Tax Band: C (Central Bedfordshire Council), Construction Materials: Traditional

Utilities; Electricity supply: Mains, Water supply: Mains, Sewerage: Mains, Heating: Gas, Broadband: FTTC, Broadband speed: Superfast 1000 Mbps, Mobile coverage: 4G





Approximate Gross Internal Area
Ground Floor = 34.2 sq m / 368 sq ft
(Including Garage)
First Floor = 33.8 sq m / 364 sq ft
Second Floor = 35.6 sq m / 383 sq ft
Total = 103.6 sq m / 1,115 sq ft



First Floor **Second Fl**

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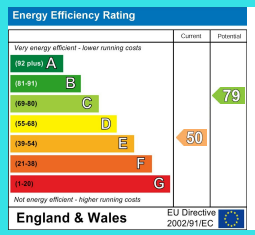

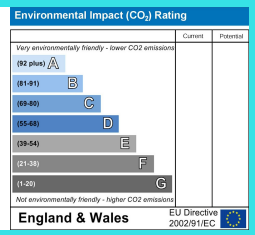

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