



Camberton Road, Linslade, Leighton Buzzard, LU7 2UP

welcome to

Camberton Road, Linslade, Leighton Buzzard

This is the perfect location for school catchments, the local sports centre and main train line connections with a garage and off-street parking makes this the perfect balance of convenience and family living! Early booking advised!

Entrance Hall

Double-glazed door to the side and doors to the cloakroom and lounge.

Cloakroom

Partially tiled with wash hand basin set in a vanity unit, low-level WC, radiator and double-glazed obscured window to the front.

Lounge

20' 8" x 10' 8" (6.30m x 3.25m)

Brick built working fireplace, radiator and double-glazed, large, window to the front.

Dining Room

13' 5" x 10' 4" (4.09m x 3.15m)

Stairs to the first floor, radiator and double-glazed doors leading out to the garden.

Kitchen

13' 1" x 9' 10" (3.99m x 3.00m)

Fitted kitchen with a mix of wall and base units with work surface over, 1.5 stainless steel sink with mixer tap, integrated electric oven and electric hob with extractor fan over. Integrated dishwasher and space for a washing machine and fridge/freezer. Double-glazed window to the rear and double-glazed door to the side.

First Floor Landing

Stairs from the ground floor, airing cupboard and access to a partially boarded loft.

Bedroom One

10' 3" x 9' 10" (3.12m x 3.00m)

Built-in wardrobe with hanging rail and storage, radiator and double-glazed window to the rear.

Bedroom Two

10' 11" x 10' (3.33m x 3.05m)

Built-in cupboard, radiator and double-glazed window to the rear.

Bedroom Three

10' 1" x 6' 6" (3.07m x 1.98m)

Built-in cupboard, radiator and double-glazed window to the rear.

Bedroom Four

9' 5" x 7' 1" (2.87m x 2.16m)

Radiator and double-glazed window to the front.

Bathroom

Partially tiled with wash hand basin with mixer tap set in a vanity unit, low-level WC and bath with hand held shower attachment and overhead shower. Double-glazed obscured window to the side.

Outside

Front Garden

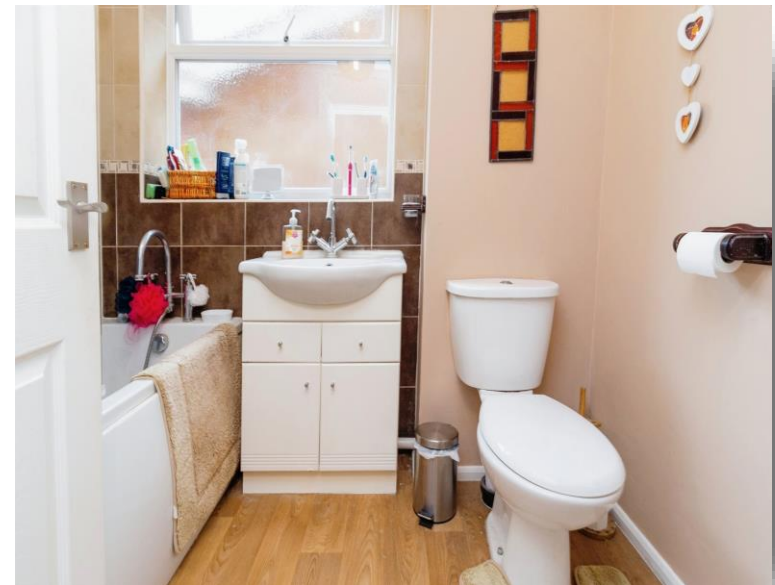
Mainly laid to lawn with a small tree and path leading to the front door.

Rear Garden

Enclosed by panel fencing the garden is mainly laid to lawn with a small block paved patio area. Shrub border and a pear tree. Shed. Leads to the garage.

Garage & Parking

Single garage with parking for one car in front.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Camberton Road,

Linslade, Leighton Buzzard

- GARAGE AND OFF-STREET PARKING
- ENCLOSE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- GOOD SIZE BEDROOMS
- WALKING DISTANCE TO THE GRAND UNION CANAL

Tenure: Freehold EPC Rating: D

guide price

£450,000



view this property online [brownandmerry.co.uk/Property/LBZ108937](https://www.brownandmerry.co.uk/Property/LBZ108937)



Property Ref:
LBZ108937 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)