



**Rosebery Avenue, Linslade, Leighton Buzzard, LU7 2RQ**

**welcome to**

## **Rosebery Avenue, Linslade, Leighton Buzzard**

Situated in the highly sought after ROSEBERY AVENUE this SPACIOUS two-bedroom bungalow is just a short walk to the mainline TRAIN STATION, includes an integral garage, spacious rear garden, off-street parking and sunny conservatory Early viewing is advised.

### **Entrance Porch**

Upvc door to the front, storage cupboard and double-glazed Patio door to the lounge.

### **Lounge/Diner**

Feature fireplace, 2 radiators and double-glazed Patio doors to the front and double-glazed Patio doors to the conservatory. Space for a dining table and chairs. Doors to the inner hallway and bedroom two.

### **Conservatory**

Built of a mix of brick and Upvc with double-glazed windows to the rear and side, double-glazed Patio doors to the lounge/diner and a double-glazed window to bedroom two. Double-glazed door leads out to the garden.

### **Bedroom Two**

Radiator and double-glazed window to the conservatory.

### **Inner Hallway**

2 storage cupboards and double-glazed door to the side. Doors to the lounge/diner, kitchen and bedroom one. Sliding door to the wet room.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, electric oven and a gas hob with an extractor fan over. Space for a washing machine and a fridge/freezer. Double-glazed windows to the rear and side.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the front.

### **Wet Room**

Fully tiled with a wall mounted wash hand basin, low-level WC and a walk-in shower area. Radiator and 2 Double-glazed obscured windows to the side.

### **Outside**

#### **Garage**

Integral garage with double doors.

#### **Front Garden**

Block paved frontage with a brick wall providing off-road parking.

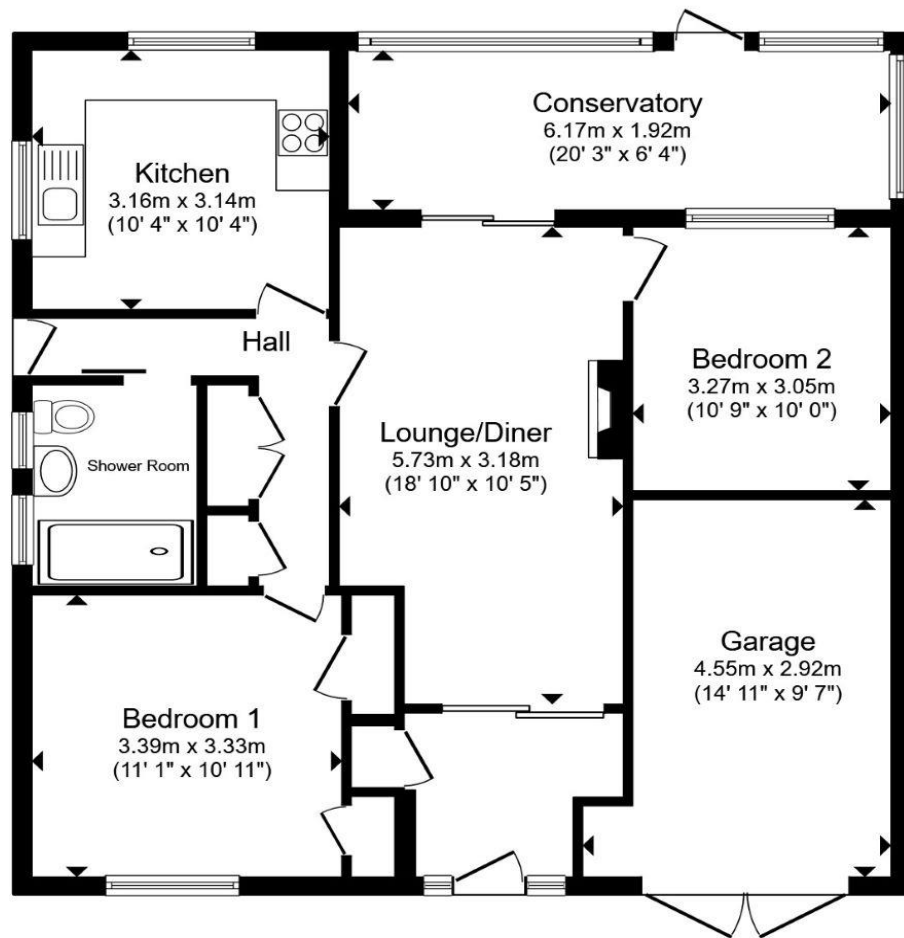
#### **Rear Garden**

Enclosed by fencing the garden is mainly laid to lawn with a tree and shrub borders.

### **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





**Ground Floor**

Total floor area 95.2 m<sup>2</sup> (1,025 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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**Rosebery Avenue,**  
**Linslade, Leighton Buzzard**

- CLOSE TO THE MAINLINE TRAIN STATION
- OFF-STREET PARKING
- INTEGRAL GARAGE
- EASY COMMUTING ROUTES TO SURROUNDING AREAS
- GOOD SIZED BEDROOMS

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price  
**£475,000**



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Property Ref:  
LBZ109504 - 0003

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**brown & merry**



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