



Chestnut Hill, Linslade, LU7 2TR

Offers In Excess Of £499,995



- **Highly Sought After Location in Linslade**
- **Detached Property**
- **Three Bedrooms**
- **En-Suite to Master Bedroom**
- **No Upper Chain**
- **Double Garage & Driveway**
- **Corner Garden Plot Perfect for Extensions**
- **Short Walk to Mainline Train Station**
- **Feature Galleried Landing**
- **End of a Quiet Non-Through Road**



HIGHLY SOUGHT AFTER LOCATION IN LINSLADE | THREE BEDROOMS | DETACHED HOUSE | CORNER PLOT GARDEN PERFECT FOR EXTENDING | DOUBLE GARAGE & DRIVEWAY | NO UPPER CHAIN

M & M Properties are delighted to offer to the market this THREE BEDROOM, DETACHED HOUSE WITH DOUBLE GARAGE AND CORNER PLOT GARDEN, nestled in the corner of the HIGHLY SOUGHT AFTER LOCATION OF CHESTNUT HILL IN LINSLADE.

This particular property requires some modernisation, but comes perfectly placed for a new owner to take advantage of this 'blank canvas' and create the perfect family home, but is also suitable for being used as a Bungalow as well due to the layout.

**Location**  
Chestnut Hill is located in the popular sought after area of Linslade which is a particularly quiet and peaceful non-through road with well established properties being a mix of bungalows and houses. There are a wide array of scenic trees as well as the Linslade woods on your doorstep.

The location is also just a very short walk to the mainline train station and provides a direct link into London Euston in approx 30 minutes. Additionally the property is within a short drive to popular linking roads like the A5, A4146, A421 and the M1. The property is situated close to the Leighton Buzzard town centre, which is just a short walk away and provides a wide range of amenities to include shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market.





### Accommodation

The property has overall good sized with over 1000 square feet of accommodation, set over a single floor with the bedrooms being on a higher split level.

Entrance is through the front door into the handy porch ideal for hanging coats and for storage. From here there is access into a central reception room which is extremely versatile and flexible lending itself to a range of uses like a dining area or home office set up, as well as featuring an open galleried landing and a vaulted ceiling. There is also a living room with sliding doors leading out to the front garden, as well as a separate kitchen space with doors out to the side garden.

There are three good sized bedrooms at the back, with the master having built in wardrobes and an en-suite bathroom. Lastly there is a family bathroom which has a four piece suite.

### Exterior & Gardens

The property rests on a good sized and generous corner garden plot, which comes perfect for adding extension of a new owner desires. The front of the property is a driveway on the lower level, with steps leading up to the front garden space which is laid to lawn with decorative borders and planted greenery.

There are two gated side entrances to the rear of the property as well as to the side plot. The side garden is mainly paved creating a private seating spot, with the rear being a mature garden laid to lawn with raised planted sections and space for a shed.

### Parking & Garage

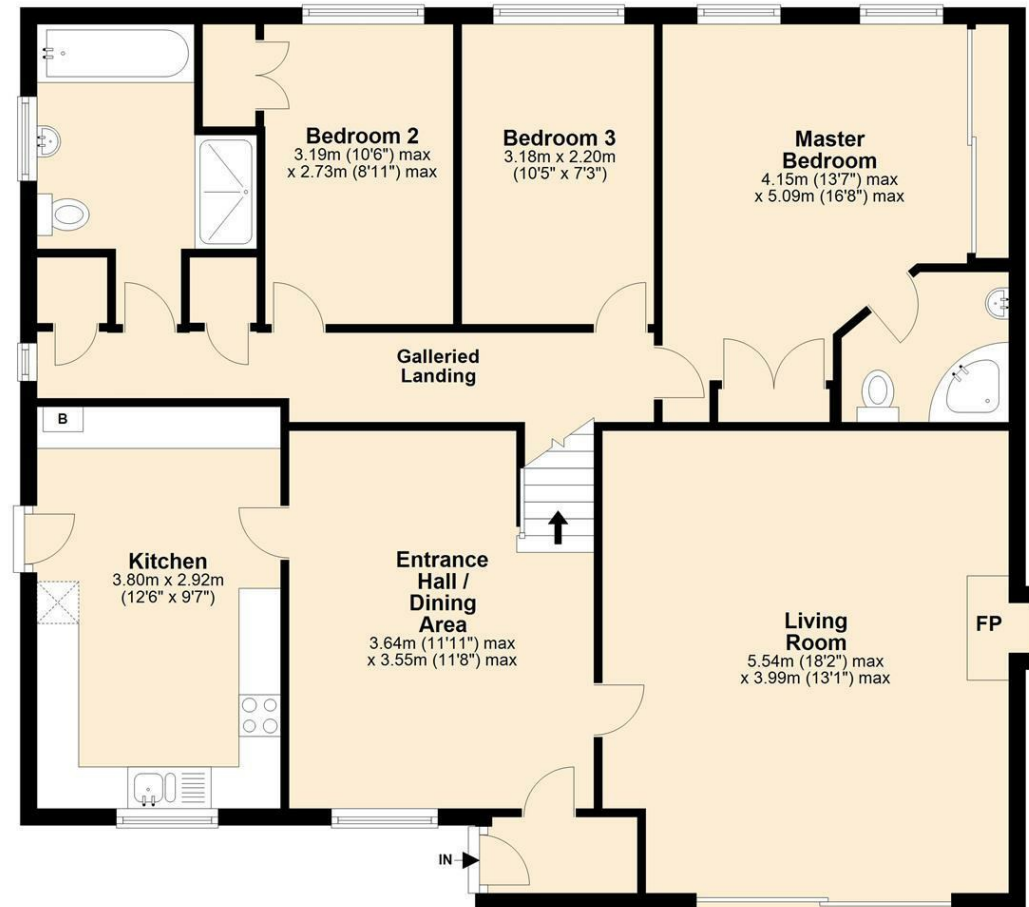
The property has a driveway to the front for up to two vehicles, as well as a double sized garage with power and light connected with optional space for further parking if required.

### Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler and an immersion cylinder. There is mains electricity connected.

# Floor Plan

## Ground Floor



## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.