



sold
M & M
SALES & LETTINGS
01525 377733

Chestnut Hill, Linslade, LU7 2TR

£550,000



- **Highly Sought After Location in Linslade**
- **Detached Property**
- **Three Bedrooms**
- **No Upper Chain**
- **Double Garage & Driveway**
- **Beautifully Maintained Rear Garden**
- **Short Walk to Train Station**
- **Galleried Landing Area**
- **Extended Living Room**
- **Great Potential for Extensions**



HIGHLY SOUGHT AFTER LOCATION IN LINSLADE | THREE BEDROOMS | DETACHED HOUSE | LONG AND PRIVATE REAR 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 A BEAUTIFULLY PRESENTED PRIVATE REAR GARDEN, situated in the HIGHLY SOUGHT AFTER LOCATION OF CHESTNUT HILL IN LINSLADE.

The property is presented in a very well maintained condition throughout and comes perfectly placed for a new owner to take advantage of this 'blank canvas' to 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 nestled in the highly sought-after enclave of Linslade, renowned for its tranquil atmosphere and picturesque surroundings. Situated on a peaceful non-through road, this neighborhood boasts an array of well-established properties, ranging from charming bungalows to spacious houses. Towering trees adorn the landscape, with the enchanting Linslade woods just a stone's throw away, enhancing the area's natural beauty.

Linslade, situated on the outskirts of Leighton Buzzard, straddles the borders of Buckinghamshire and Hertfordshire. Once part of Buckinghamshire, it became part of Bedfordshire following boundary changes in 1965.

The residential fabric of Linslade is diverse, catering to various lifestyles. From cozy apartments to expansive family homes, including bungalows and sheltered housing for seniors, there's a housing option for everyone. The area boasts an abundance of green spaces, such as the serene Mentmore Memorial Park, the scenic Tiddenfoot Waterside Park, and the inviting Linslade Woods, offering residents ample opportunities for outdoor recreation.

Linslade is renowned for its esteemed educational institutions. Lower schools like Linslade Lower, Greenleas, and Southcott Lower lay a strong foundation for young learners, while Leighton Middle School and Cedars Upper School offer comprehensive secondary education, ensuring a well-rounded academic experience for families in the area.

One of Linslade's main draws is its excellent transportation network. The mainline railway station provides swift connections to London Euston in under 35 minutes, while easy access to commuter roads like the A5, A421, A4146, and the M1 facilitates convenient travel.

Furthermore, Linslade boasts a vibrant array of local amenities, including charming cafes, delectable restaurants, convenient newsagents, and inviting coffee shops. This blend of modern convenience and small-town charm makes Linslade an idyllic and highly coveted place to call home.





Accommodation

The property has overall good sized with over 1000 square feet (93 square metres) 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 an extended living room accessed through French doors which benefit greatly from far reaching views to the front. Lastly there is a separate kitchen n space which comes fully fitted with storage cupboards and space for a variety of household appliances.

There are three good sized bedrooms at the back, as well as a family bathroom and separate WC.

Gardens & Exterior

The property is positioned elevated from the roadside with a sloped front garden laid to lawn with planted features and a decorative tree. Steps rise from the driveway to the front door and patio seating space. There is gated side access to the rear garden which also has space for a side seating area also, as well as a door into the kitchen.

At the rear of the property is a stunning and generously sized enclosed garden which is mature, mainly laid to lawn with a selection of planted features, trees and decorative bushes. There is a paved patio seating area off the back of the property as well as areas of hard standing for adding sheds or home offices at the back.

Parking

There is a driveway to the front which provides off road parking for several vehicles as well as a double garage which comes perfect for additional parking or for storage.

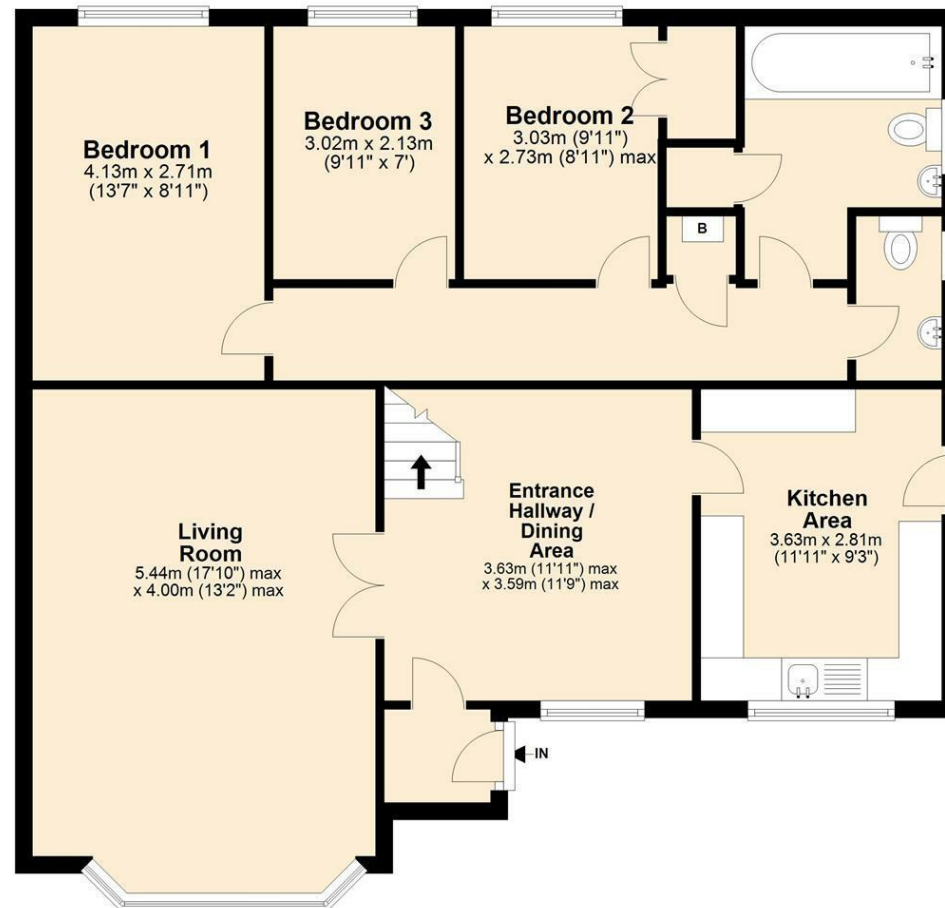
Utilities Connected

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