



Camberton Road, Linslade, LU7 2UP

Offers In Excess Of £500,000

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- **Four Bedrooms**
- **Detached Family Home**
- **Highly Sought After Road in Linslade**
- **20Ft Living Room with Open Fireplace**
- **South-West Facing Rear Garden**
- **Garage & Driveway Parking**
- **Excellent School Catchments**
- **Short Walk to Mainline Train Station**
- **Dining Room with Separate Kitchen**
- **Quiet & Peaceful Setting**



FOUR BEDROOM DETACHED HOUSE | SOUGHT AFTER LOCATION IN LINSLADE | SUNNY SOUTH WEST FACING GARDEN | 20FT LIVING ROOM WITH OPEN FIREPLACE | GARAGE & DRIVEWAY | EXCELLENT SCHOOL CATCHMENTS

M & M Properties are delighted to offer for sale this FOUR BEDROOM, DETACHED FAMILY HOME situated within the highly popular and sought after Camberton Road in Linslade which is perfect for families wanting excellent schooling, scenic walks and being close proximity to both the train station and the town centre.

Location

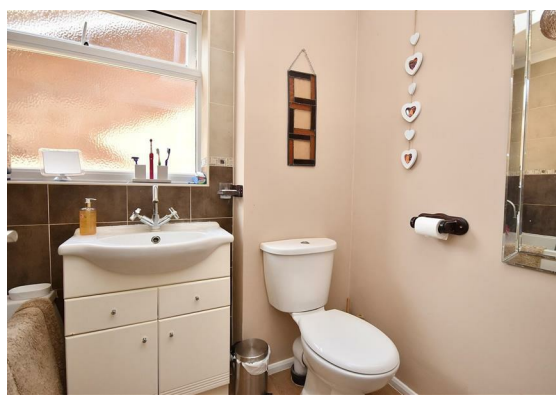
Linslade, situated on the outskirts of Leighton Buzzard, straddles the borders of Buckinghamshire and Hertfordshire. Once part of Buckinghamshire, it became part of Bedfordshire following boundary changes in 1965.

The residential fabric of Linslade is diverse, catering to various lifestyles. 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 boasts spacious and well-proportioned rooms across two floors, designed to cater to the varied needs of a contemporary family. On the ground floor, an inviting entrance hall leads to a convenient downstairs WC and also grants access to the extensive 20-foot living room. This welcoming space features an open fireplace, ideal for entertaining guests and creating a cosy atmosphere during colder seasons.

Additionally, the property offers a dining room adjacent to a well-appointed kitchen area, complete with fully fitted wall and base level storage units as well as a range of integrated appliances, and it conveniently provides side access to the rear garden. Stairs rise up to the first floor landing with doors into all four bedrooms, the central family bathroom and into the loft space.

Gardens & Exterior

To the front of the property is a low maintenance garden area laid to lawn with a pathway leading out to the roadside. There is gated side access providing easy access into the rear garden as well for useful storage of bins and access into the property.

At the rear is a fully enclosed semi-private south-west facing garden benefitting from an abundance of natural sunlight and again being low maintenance consisting of a paved seating area and a central lawn section surrounded by well stocked planted decorative borders. There is also a storage shed which allows access into the garage through the courtesy door.

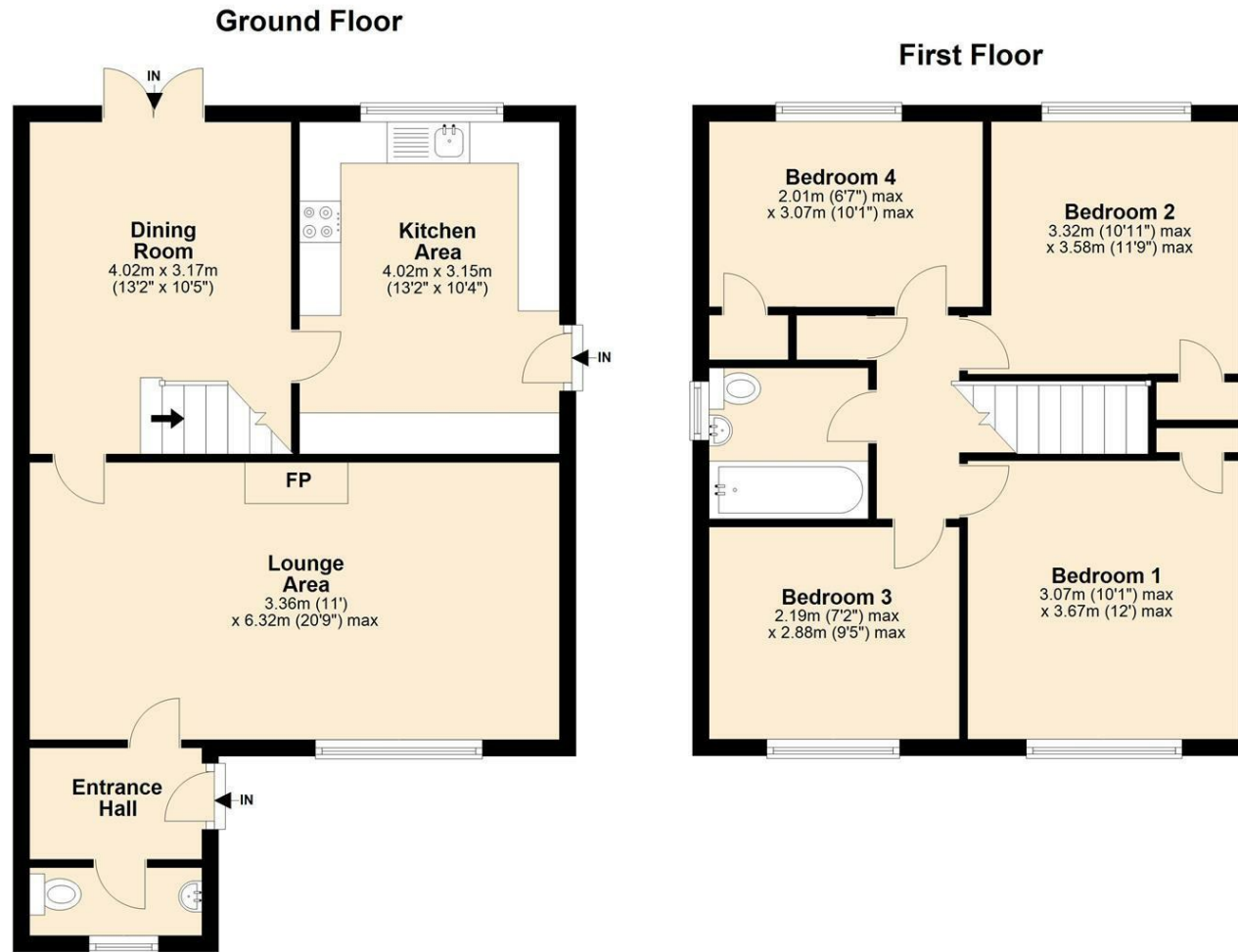
Parking & Garage

There is a driveway which provides off road parking, as well as a Garage which has access through the up and over door or through the courtesy door in the garden.

Utilities Connected

The property is serviced by mains water, sewerage and drainage. The heating is by way of gas to radiator powered by a gas boiler. There is mains electricity connected.

Floor Plan



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.