



Chestnut Hill, Linslade, LU7 2TR

£595,000



- **Impressive Detached Family Home**
- **Generous Sized & Private Garden Plot**
- **Three Bedrooms**
- **No Upper Chain**
- **Double Garage & Driveway**
- **Vaulted Living Room with Galleried Landing**
- **Highly Sought After Linslade Location**
- **Elevated Position on Road**
- **Very Short Walk to Train Station**
- **Excellent School Catchments**

Set within the highly sought after Chestnut Hill in Linslade and offered with NO UPPER CHAIN is this well presented THREE BEDROOM, SPLIT LEVEL DETACHED FAMILY HOME WITH DOUBLE GARAGE AND A BEAUTIFUL GARDEN PLOT.

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 aswell due to the layout and design.

The property has overall good sized and highly spacious rooms throughout set over a single floor with the bedrooms being on a slightly higher split level.

Entrance is through the front door into the handy porch space ideal for hanging coats and for storage. From here there is access onto the galleried landing space with a striking vaulted ceiling with steps down into the impressive 19ft living room which has sliding doors leading directly out onto the front balcony seating area. Additionally from here there is access into a separate dining/family room offering flexibility for a variety of uses or set up, aswell as leading further into the kitchen space.

There are three good sized bedrooms (two doubles and one large single), aswell as the family bathroom, separate WC and two handy storage cupboards also off from the galleried landing enhancing the sense of openness and connection between spaces, creating a smooth flow throughout the home.

The property rests on a generous sized plot wrapping round the property. The property is positioned elevated from the roadside with a sloped front garden laid to lawn with planted features. 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, aswell 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 aswell as a further central seating area making it ideal for al fresco dining and entertaining





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.

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

More about the 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.



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.