



Mowbray Drive, Linslade, LU7 2PH

£580,000



- **Extended Detached Family Home**
- **Four Bedrooms (Master with En-Suite)**
- **Highly Sought After Road within Linslade**
- **5 Minute Walk to Train Station and Access to London in under 40 Minutes!**
- **Excellent Schooling for All Ages**
- **Kitchen with Large Utility Area**
- **Living Room with Separate Dining Area**
- **Stunning South Facing Rear Garden**
- **Driveway and Garage**
- **Rarely Available Location, Just a Short Walk into Town Centre**

Situated on the highly sought after non through road of Mowbray Drive in Linslade, this beautifully presented and extended four bedroom detached family home is an ideal choice for families and commuters alike.

Perfectly positioned for access to excellent schools for all ages, the property also benefits from being just a short 5 minute walk to the mainline train station, offering direct connections to London Euston in under 35 minutes.

The property boasts generously proportioned rooms throughout, with accommodation thoughtfully arranged over two floors. Additionally, it features a spacious loft area and an integral garage, providing ample storage options with the scope for conversions should more space be needed. (subject to planning consents). The ground floor is accessed through a central front door into an inner porch which leads further into the entrance hallway with downstairs WC and stairs rising to the first floor.

The ground floor offers a wonderful sense of flow between the reception rooms, including a cosy living room with a feature bay window facing the front and double doors that open into a separate dining area. This space is ideal for both entertaining guests and enjoying family meals. Additionally, the property features a well-appointed kitchen complemented by an extended utility area, offering added convenience and functionality for modern family living.





The first floor has been thoughtfully extended to feature four generously sized bedrooms. Three of these are spacious doubles, providing exceptional comfort, while the fourth offers versatility as a guest room, home office, or study space. The layout also includes a central family bathroom fitted with a contemporary white suite, a private en-suite to the master bedroom, a convenient airing cupboard, and access to the loft area for additional storage.



The property is set on a generously sized plot, featuring a low maintenance decorative garden at the front, alongside a paved driveway providing off road parking. The front also offers access to the garage and includes the added convenience of an EV charging point. The south-facing rear garden is bathed in natural sunlight and impeccably maintained. It boasts a spacious patio seating area directly off the back of the house, with steps leading up to a central lawn, beautifully framed by tall laurel trees for privacy and charm.

More about the Location.....

Mowbray Drive is located in a sought after and peaceful position within Linslade, known mostly for being home to the 1st Linslade Scout Group's headquarters, known as "Nyamba." . The Scout Group has been part of the Linslade community since 1921, and their presence adds to the family-friendly atmosphere of the area. The properties along this road are mostly detached family homes that are rarely available with only a small handful changing hands over recent years.



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 cosy apartments to expansive family homes, there's a housing option for everyone. The area boasts an abundance of green spaces, such as the serene Mentmore Memorial Park, and the inviting Linslade Woods, offering residents ample opportunities for outdoor recreation.

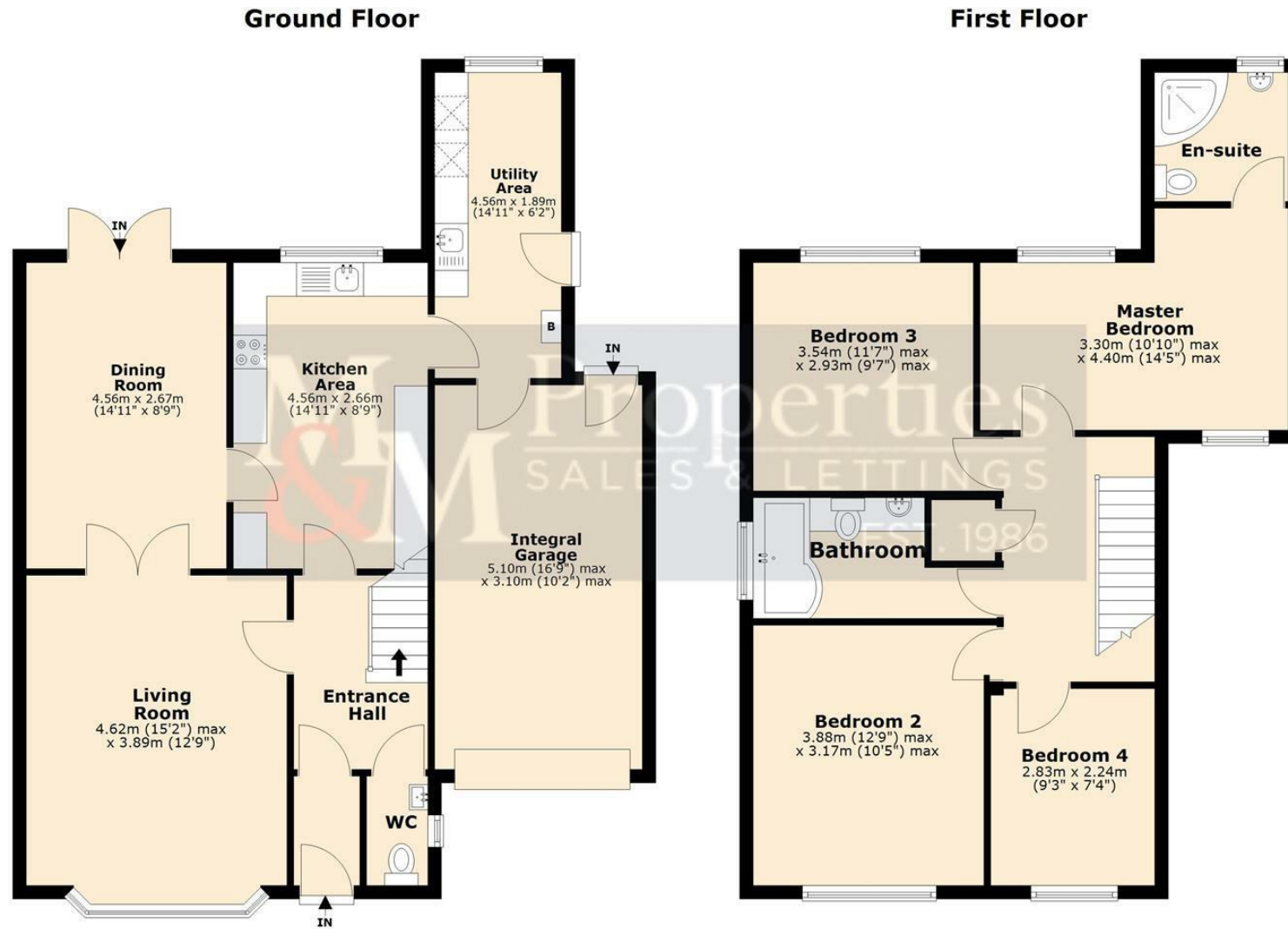
Linslade is renowned for its esteemed educational institutions. Lower schools like Linslade Lower, Greenleas, and Southcott Lower lay a strong foundation for young learners, while Leighton Middle School and Cedars Upper School offer comprehensive secondary education, ensuring a well-rounded academic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



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.