



Camberton Road, Linslade, LU7 2UW

£485,000



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Floor Plan

- Highly Sought After Linslade Location of Camberton Road
- Four Bedroom Family Home
- No Upper Chain
- Driveway & Garage
- Fantastic Opportunity For Improvement & Renovation
- 20Ft Living Room
- Dining Room with Separate Kitchen Area
- Excellent For Commuting to London, Close to Mainline Train Station
- Within Excellent School Catchments
- Low Maintenance Front & Rear Gardens

Set along the quiet and highly sought-after non-through road of Camberton Road in Linslade, this four bedroom detached family home offers an exceptional setting for comfortable and practical family living. Tucked away in a peaceful, community-focused neighbourhood, the property enjoys a sense of privacy while remaining conveniently close to local schools, green spaces, and everyday amenities.

The home provides spacious and versatile accommodation ideal for modern family life, complemented by a garage and a well-balanced plot. With excellent scope to enhance, extend, or refurbish, it presents a rare opportunity for growing families to personalise and add value, creating a long-term home tailored to their individual needs in one of Linslade's most desirable residential locations.

The property boasts good sized rooms throughout, set over two floors totalling just under 1,100 square feet in total with a loft space for storage, ideal for growing families.

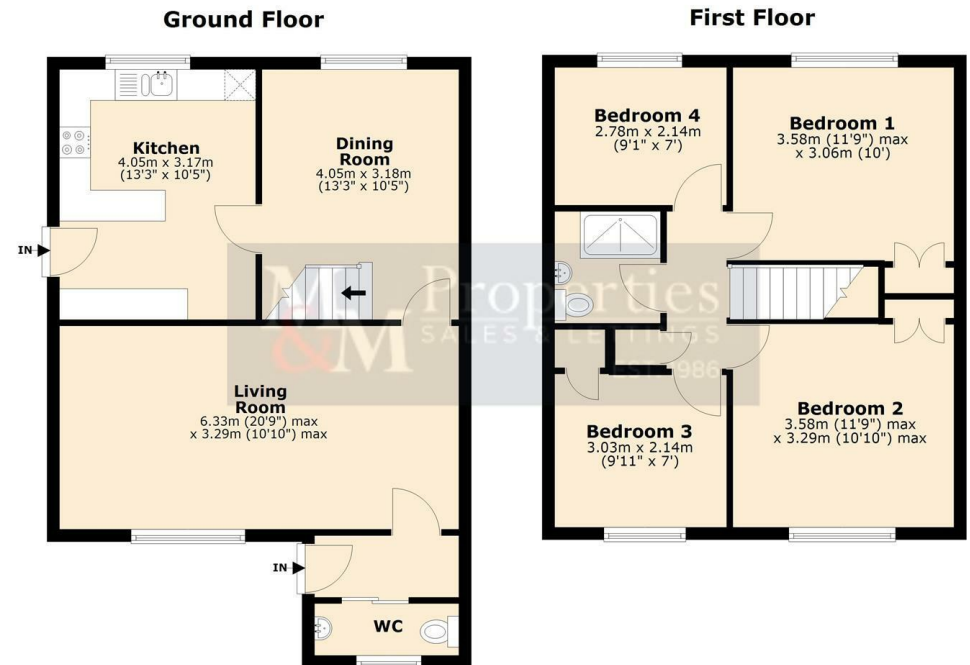
The ground floor welcomes you with an entrance hallway featuring a convenient downstairs WC, leading through to an impressive 20ft living room spanning the front of the home, perfect for family relaxation and entertaining. To the rear, a separate dining area and kitchen create an excellent family hub, with direct access to the garden ideal for children to play, summer dining, and indoor-outdoor living.

Upstairs, the first-floor landing leads to four good sized bedrooms, providing flexible space for children, guests, or home working, alongside a family bathroom and an airing cupboard for practical storage.

The home sits on a generous plot, offering excellent outdoor space ideal for family life. To the front, the low-maintenance garden is mainly laid to lawn with attractive decorative borders and a feature topiary bush, creating a welcoming first impression. A pathway leads from the driveway to the front door, with gated side access providing safe and convenient entry to the rear garden.

The rear garden is equally well suited to families, featuring a secure, low-maintenance layout with a spacious lawn, perfect for children to play, and established border planting. A paved patio area directly off the back of the house provides an ideal space for outdoor dining and entertaining.

There is ample parking for the property with a driveway to accommodate up to three vehicles, as well as a Garage with full power and light connections,



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.

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