



Rosebery Avenue

Linslade, Leighton Buzzard, LU7 2RQ

Guide Price £700,000

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QUARTERS
YOUR NEXT MOVE

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*** VIEWINGS TO COMMENCE FRIDAY 8TH MARCH 2024 ***

Quarters are delighted to offer for sale this beautiful 1930's style detached family home located on this highly sought after road in the heart of Linslade and just a 3 minute walk to the mainline Train Station. The property is presented to the market in excellent order and provides superb potential to extend (STPP) with spacious accommodation comprising: Entrance hallway, shower room/WC, sitting room, dining room, study, refitted kitchen, four bedrooms and a further family bathroom. Additional benefits include double glazed windows, gas heating, generous garden, garage and driveway parking. Viewing is highly recommended.

Location:

Rosebery Avenue is situated off the prestigious Stoke Road in Linslade, and predominantly boasts a range of well proportioned family homes with plenty of character, in an area notable for it's community spirit. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for people looking for a long term home. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The Grand Union Canal runs close-by, providing a range of benefits including scenic walks and canal-side pubs. The town also enjoys a close proximity to a number of outstanding country parks and woods, including Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Entrance Hallway:

Shower Room/WC:





Sitting Room:
15'10" x 13'0" (4.83 x 3.96)

Dining Room:
13'11" x 11'11" (4.24 x 3.63)

Study:
8'2" x 6'0" (2.49 x 1.83)

Kitchen:
13'2" x 9'10" (4.01 x 3.00)

Lobby:

First Floor:

Landing:

Master Bedroom:
15'11" x 12'11" (4.85 x 3.94)

Bedroom Two:
13'11" x 11'11" (4.24 x 3.63)

Bedroom Three:
10'2" x 9'10" (3.10 x 3.00)

Bedroom Four:
9'1" x 7'0" (2.77 x 2.13)

Family Bathroom:

Outside:

Front:

Rear:

Garage:



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 1664 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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