



Golden Riddy

, Leighton Buzzard, LU7 2RJ

Price £385,000



QUARTERS

YOUR NEXT MOVE



# Golden Riddy

, Leighton Buzzard, LU7 2RJ

Quarters are delighted to offer for sale with no upper chain this two bedroom extended semi detached bungalow in the ever popular area of Linslade, within walking distance of the Mainline Train Station and Town Centre. The property is in need of modernisation and offers generous accommodation comprising: Entrance hallway, lounge/dining room, kitchen/breakfast room, study, a ground floor family room/second bedroom, wet room, and to the first floor a master bedroom bathroom. Additional benefits include gas heating, a mature rear garden and ample driveway parking. Viewing is highly recommended.

### Location:

Golden Riddy is situated off the prestigious Stoke Road in Linslade, and predominantly boasts a range of well proportioned bungalows 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.







### Ground Floor:

Enter via UPVC door into the hallway. There are doors to the living/dining room, as well as the study and wet room. The living/dining room provides ample space for a variety of furniture. There are two windows to the front aspect allowing for plenty of light, including a bay window creating a sitting area. Stairs lead to the first floor and there are doors to the kitchen/breakfast room. The study is also home to an airing cupboard which houses the central heating boiler. The room is furnished with a low level WC, wash hand basin and shower area. To the rear of the property, and enjoying pleasant views of the rear garden, is a spacious kitchen/breakfast room fitted with a range of wall and base level units. There are spaces for a variety of appliances. A door to the side leads to the family room/bedroom two. This room provides a UPVC door to the front and double glazed sliding doors to the garden.

### First Floor:

Off the landing is some eaves storage and doors to the master bedroom and bathroom. The master bedroom includes built on wardrobes. There is plenty of space for additional furniture and pleasant views to the rear. The bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and corner bath.

### Outside:

To the front there is extensive paved and gravelled driveway parking and a path leading to the front door. The well proportioned mature rear garden has a raised deck off the back of the property, which is in need of repair/replacement. The remainder of the garden is well presented and laid mainly to lawn with mature shrubbery to the borders, with timber storage sheds at the end of the garden.

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: 1192 ft<sup>2</sup>

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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