



Southcourt Avenue
, Leighton Buzzard, LU7 2OD

Offers In Excess Of £750,000

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 **QUARTERS**
YOUR NEXT MOVE

Southcourt Avenue

, Leighton Buzzard, LU7 2QD

Quarters are delighted to offer for sale this deceptively spacious 1930's four bedroom detached family home, set in a rarely available location in Linslade, just a short walk from the Mainline Train Station. The property offers a unique blend of modern convenience and period features, and provides generous accommodation comprising: Entrance hallway, dining room, lounge, kitchen/breakfast room, utility room, cloakroom/WC, three bedrooms and a family bathroom on the first floor, plus an additional double bedroom on the second floor. Additional benefits include gas heating, double glazing, garage, ample driveway parking, and landscaped rear garden. Viewing is highly recommended to appreciate the character of this property.

Location:

Southcourt Avenue is a sought after residential road in Linslade, and boasts a range of period properties, many with a wealth of character. The mainline train station is a few minutes walk from the property with trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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. Linslade also boasts a wealth of picturesque walks including the Grand Union canal and Linslade Woods

Ground Floor:

Enter via a double glazed door into the bright and welcoming hallway which features Amtico flooring, stairs to the first floor, and doors to the dining room, lounge and kitchen/breakfast room, plus conveniently situated under the stairs is a cloakroom/WC. The dining room enjoys a curved bay window to the front aspect and original fireplace, with plenty of room for a good sized dining table. The extended lounge receives plenty of light and provides views of the rear garden, with a wood burning stove adding to the homely feel. The extended kitchen/breakfast room has been fitted with a range of wall and base level units with spaces for a variety of appliances including a range cooker with hood over. There is a central island unit providing additional storage and work surface, and double glazed doors leading out onto the rear patio. An added convenience is the utility room providing further storage and work surface, plus spaces and plumbing for appliances.





First Floor:

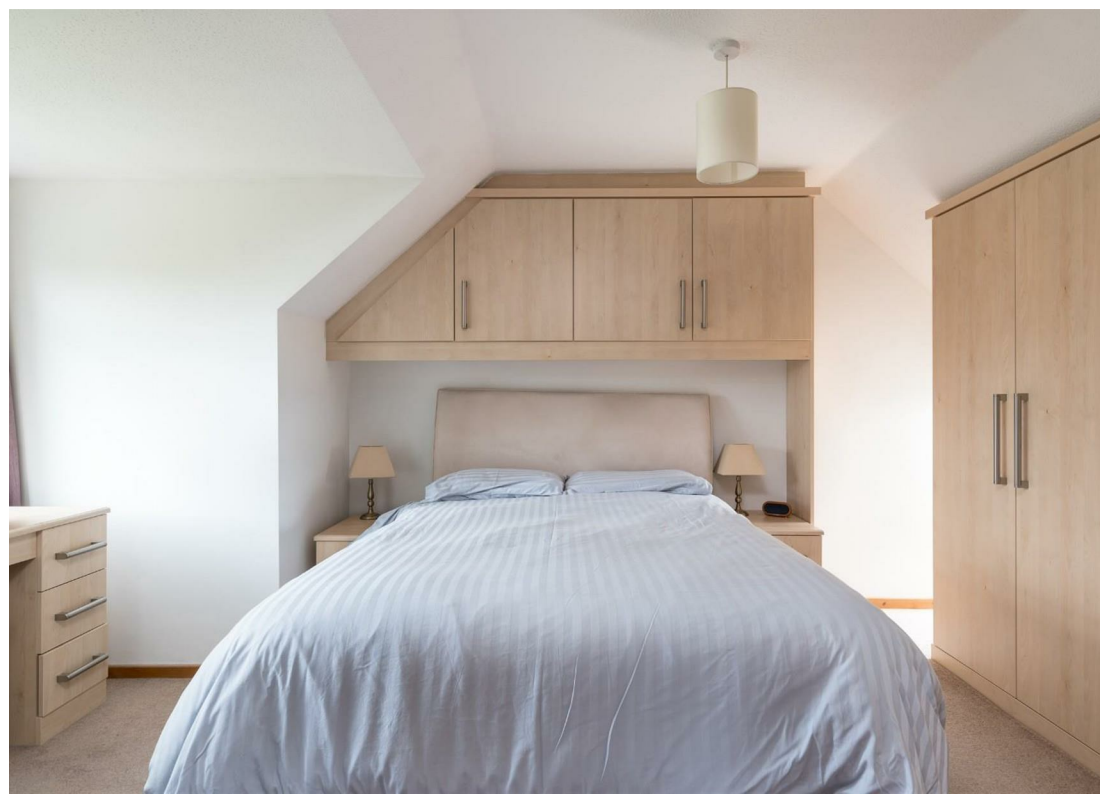
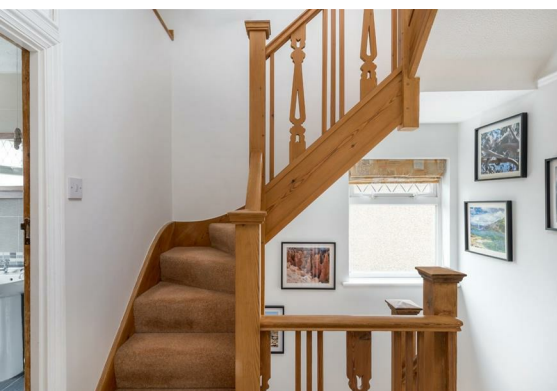
The landing gives access to the three first floor bedrooms and family bathroom, and there are stairs leading to the first floor. The master bedroom boasts a range of fitted bedroom furniture curved bay window and original fireplace. The second bedroom also features an original fireplace and includes a built in airing cupboard, and enjoys pleasant views of the rear garden. Bedroom three is also situated to the rear and would also make for a good study. The family bathroom has been refitted with a four piece suite comprising of a low level WC, pedestal wash hand basin, panel bath and shower cubicle, with porcelain tiles to the floor and walls.

Second Floor:

The stairs arrive on a small landing. A door opens into the second floor bedroom, which features dual aspect windows which introduce plenty of light into the room. There are fitted wardrobes to one wall, plus a built in wardrobe which features an additional Velux window to the rear.

Outside:

To the front, a block paved driveway provides parking for up to four cars, and extends to the garage and front door. The garage is access via an up and over garage door, and there is power, lighting and water supply. The mature traditionally landscaped rear garden features a paved patio area across the rear of the property, which opens onto the generous lawn, and is bordered by a wealth of mature shrubbery.



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



Approximate Area: 1590 ft² ... 161.1 m² (excluding Garage, Eaves Storage)

Approximate Area of Garage: 145 ft² ... 13.4 m²

Total Approximate Area: 1735 ft² ... 161.1 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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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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