



Harcourt Close

, Linslade, LU7 2ST

Offers In Excess Of £500,000

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QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this immaculate three bedroom semi-detached family home located in this prestigious close which is just a short walk from the mainline Train Station and falls within catchment of sought after schooling. The property has been fashionably refurbished to a high standard by the current owner, and provides excellent potential to extend (STTP) with accommodation comprising: Entrance hallway, lounge, dining room, refitted kitchen, three bedrooms and a refitted bathroom. Additional benefits include double glazing, gas central heating, stunning 100ft (approx) southerly facing rear garden, garage and driveway parking. Viewing is highly recommended.

Location:

Highly sought after Harcourt Close is situated off the prestigious Stoke Road in Linslade, and boasts a range of well proportioned family homes within a leafy setting. With both the town centre and mainline train station just a short walk away, as well as being within popular school catchment, this location remains in high demand for people looking for a long term family 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 can be access via a footpath from the rear garden of the property, with the canal providing a range of benefits including scenic walks and canal-side pubs.

Ground Floor:

Enter via a composite front door into the welcoming hallway. The feature tiled floor continues into the kitchen, and there is a door to the lounge/dining room and stairs leading to the first floor with built in storage under. The lounge faces the front aspect and is open to the dining room at the rear, giving a spacious feel. There is a feature fireplace with fitted storage either side, and tiled floor throughout. The dining room is well placed to enjoy views of the rear garden through double glazed French doors. The kitchen has been refitted with a range of wall and base shaker style units with roll edged work surface over. There are integrated appliances including washing machine, fridge, oven and four ring gas hob with hood over. There is a double glazed door to the side and a built in storage cupboard.





First Floor:

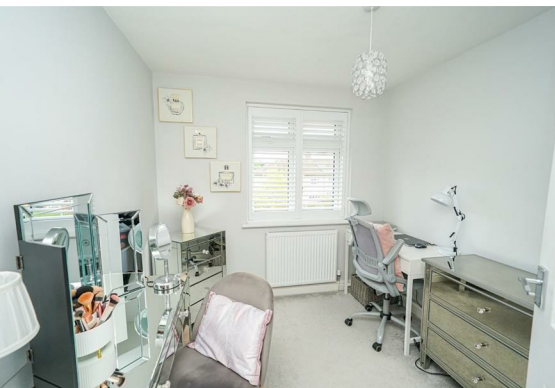
The bright and spacious landing provides access to the three bedrooms, family bathroom and loft space. There are two double bedrooms plus a further generous single bedroom, each comfortably fitting a range of furniture to suit all needs. The family bathroom has been refitted to a high standard with a modern white suite comprising of a low level WC, vanity wash hand basin and shower cubicle.

Outside:

To the front of the property is a neat lawn with shrubbery to the borders, and a paved driveway which provides ample parking and extends to the front door and detached garage. There is also gated access to the rear. The southerly facing rear garden is approximately 100ft in length, boasting an impressive lawn space with mature shrubbery to the borders. There is a paved patio area to the rear of the property and a courtesy door to the garage. At the foot of the garden is gated access to Bossington Lane which provides a path leading to the Grand Union Canal.

Garage:

The detached garage is accessed via an up and over door. There is a courtesy door to the rear garden plus power and lighting.



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: 1041 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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