



Camberton Road
, Leighton Buzzard, LU7 2UW

Price £599,995

4 2 1 C

A row of four icons: a bed icon with the number 4, a shower icon with the number 2, a sofa icon with the number 1, and a carport icon with the letter C.

 **QUARTERS**
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this well proportioned double storey extended four bedroom detached family home located in this highly sought after area of Linslade, within walking distance to both the town centre and mainline train station. The property is presented to the market in immaculate order and provides spacious accommodation comprising: Entrance porch, cloakroom/WC, extended lounge, kitchen, dining room, four generous bedrooms (master with refitted ensuite) and a refitted family bathroom. Additional benefits include double glazing, gas heating, garage (currently partitioned to provide a home office and store room), ample driveway parking and a mature landscaped rear garden which parks onto park land. Viewing is highly recommended.

Location:

Camberton Road remains a popular non estate location in desirable Linslade, and boasts a range of beautiful family homes within a cul-de-sac setting. 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 first time buyers, families, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy. 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 also runs close by, providing a range of benefits including scenic walks and canal-side pubs.

Ground Floor:

Enter via the front door into the porch, with doors to the cloakroom/WC on the right and living room ahead. The impressive lounge is approximately 21ft x 18ft, benefitting from the front extension, and enjoys views to the front aspect of the property through a well proportioned window, with a fireplace providing a pleasant focal point. There is room for a variety of furniture. Off the lounge is a good sized dining room, well situated to provide access to and views of rear garden. There are stairs leading to the first floor with a storage cupboard under, and a door to the kitchen. The kitchen is bright and airy providing a range of wall and base level units and ample work surface and spaces for appliances. The kitchen sink is positioned to provide views of the rear garden, and there is also a courtesy door to the side.





First Floor:

The first floor landing provides access to all four bedrooms and the bathroom. The front two bedrooms are extra spacious due to the double storey front extension. The master bedroom also enjoys an ensuite, refitted with a low level WC, wash hand basin and shower cubicle.

At the rear of the property are two further generous bedrooms, ensuring there is ample space for families of all ages. The bathroom has been refitted to a high standard providing a modern four piece suite comprising of a low level WC, wash hand basin, shower cubicle and bath.



Outside:

To the front of the property is a spacious block paved driveway and path extending to the front door and garage. There is gated access to the rear on both sides, and the remainder is laid mainly to lawn with shrubbery to the borders. The established landscaped rear garden features paved patio and lawn areas with mature shrubbery to the borders. There is a courtesy door to the rear section of the garage, which has been partitioned to provide a store to the front, and a home office to the rear.



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: 1519 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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