



## Golden Riddy

, Leighton Buzzard, LU7 2RJ

Guide Price **£475,000**



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**QUARTERS**

YOUR NEXT MOVE

# Golden Riddy

, Leighton Buzzard, LU7 2RJ

Quarters are delighted to offer for sale this immaculately presented three 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 has been renovated to a high standard throughout by the current owners, and provides generous accommodation comprising: Lounge, hallway, refitted kitchen/dining room, refitted ground floor shower room, two ground bedrooms and to the first floor a master bedroom with refitted ensuite bathroom. Additional benefits include gas heating, a lower maintenance 75ft (approx) rear garden, detached garage 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 its community spirit. With both the town centre and mainline train station just a short walk away, as well as being within 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 4,000 acre Rushmere Country Park.

### Layout:

The entrance leads through into the lounge, which features a bay window to the front aspect, and there is space for seating and additional furniture. A door leads through into the central hallway that provides access to the ground floor shower room, two ground floor bedrooms and kitchen/dining room, plus there are stairs leading to the first floor. The larger of the two ground floor bedrooms faces the front aspect, and is a good sized double room, whilst bedroom three is suitable as a guest room, or alternatively would make an excellent home office space. The ground floor bedrooms are serviced by a shower room, refitted with a modern suite comprising of a low level WC, wash hand basin and shower cubicle. The real heart of this stunning home is the kitchen/dining room, which has been thoughtfully planned to accommodate a range of wall and base level units whilst leaving plenty of space for a dining table. The bright and airy room receives plenty of light via a roof lantern, and the dining area is well sited to enjoy views of the rear garden through double glazed French doors. The shaker style kitchen units are in keeping with the fashionable finish provided throughout the property, and there are a range of integrated appliances to suit all needs. The first floor provides an open and spacious room with ample space for a range of bedroom furniture. The u-shaped stairs are well positioned into the corner of the room, and there are built in wardrobes as well as eaves storage. The room benefits from a refitted bathroom, which features a modern suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over.





**Outside:**

To the front of the property a paved driveway extends to the garage, and there is a path leading to the entrance door. The remainder is neatly laid to shingle and provides a wealth of further parking, plus there is gated access to the rear. The rear garden enjoys plenty of sunlight throughout the day, and is noticeably private given that it's not overlooked. A generous patio area extends around to the side of the property, where there is a storage shed and courtesy door to the garage. A summer house provides a nice spot to spend time in the shade, and has been provided with power and lighting giving potential for use as a garden office, if desired. A path leads to the end of the garden, which is approximately 75ft in length, with an array of fruit trees and mature shrubbery complimenting the shingled garden. At the foot of the garden is a further storage shed.

**Garage:**

The detached garage is given access via an up and over garage door. There is power and lighting plus a courtesy door leading through to the rear 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: 1090 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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