



Faulkners Way
, Leighton Buzzard, LU7 2SS

Offers In Excess Of £300,000

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 **QUARTERS**
YOUR NEXT MOVE

Faulkners Way

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We are delighted to offer for sale with no upper chain this four bedroom family home located in this excellent spot in sought after Linslade, within walking distance of the mainline train station and town centre. The property is in need of modernisation, presenting a great opportunity for the new owner to put their stamp on the property from the outset, with accommodation comprising: Entrance hall, cloakroom/WC, kitchen, dining area, lounge, four bedrooms and a family bathroom. Additional benefits include gas central heating, low maintenance rear garden and a garage. Viewing is highly recommended.

Location:

Faulkners Way sits off the prestigious Stoke Road in desirable Linslade, and boasts close proximity to the mainline train station and town centre, both just a short walk away. Trains run regularly to London Euston in as little as 30 minutes, making this an excellent place to live for commuters. There are many local amenities within walking distance. 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 town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park





Ground Floor:

Enter via a double glazed front door into the hallway. There are two built in storage cupboards and doors to the cloakroom/WC and dining area, as well as stairs leading to the first floor. A large cupboard is currently situated centrally in the dining area, formerly used for warm air heating, and is currently home to the consumer unit. Central heating has since been installed at the property, and therefore there is potential to remove this cupboard creating additional floor space. The room is open at the rear to a generous lounge which provides ample space for a range of furniture, and there are double glazed sliding doors providing views of the rear garden. To the front of the property is a kitchen which has been fitted with a range of wall and base level units and there are spaces for a range of appliances.

First Floor:

The first floor landing provides access to the four bedrooms and family bathroom, plus there is a built in storage cupboard housing the central heating boiler. The master bedrooms sits facing the rear aspect and includes built in wardrobes to one wall. There is a further double bedroom which faces the front aspect, and two additional single bedrooms, each providing space for a range of bedroom furniture. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

Outside:

To the front of the property is a neat lawn with a path extending to the front door. The low maintenance rear garden is laid mainly to paving and enclosed by panel fencing, with gated access to the rear garage block.

Garage:

The property comes with a garage which is situated in a nearby block.

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: 997 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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