



Camberton Road
, Leighton Buzzard, LU7 2UW

Offers In Excess Of £500,000



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QUARTERS

YOUR NEXT MOVE

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, Leighton Buzzard, LU7 2UW

Quarters are delighted to offer for sale with complete upper chain this extended four bedroom detached family home, set in this highly desirable cul-de-sac Linslade location, overlooking the Grand Union Canal to the rear. The property has been extended to incorporate a double storey rear extension, and now provides generous accommodation comprising: Entrance hallway, cloakroom/WC, dining room, kitchen, lounge, four bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, gas heating, driveway parking, extra width single garage and generous landscaped rear garden that backs directly onto the grand union canal. Viewing is highly recommended to appreciate the spacious accommodation and setting of this property.

Location:

Camberton Road is a highly sought after residential road in Linslade, and boasts a range of well proportioned family homes within a leafy setting. This property in particular is in a prime position backing onto the Grand Union canal. 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 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.

Ground Floor:

Enter via into a hallway providing storage, and access to the cloakroom/WC and dining area. The cloakroom/WC is fitted with a low level WC and wash hand basin with tiling to water sensitive areas. The generous dining room is semi-open plan to the kitchen and provides ample entertaining space. The kitchen comprises stainless steel sink with cupboard under, with a further range of wall and base level units with work surface over, plus spaces for a range of kitchen appliances. There is a convenient access door directly into the kitchen from the driveway. At the back of the property sits the impressive zoft lounge which enjoys views over the tranquil rear garden, which is accessed via the double glazed doors.





First Floor:

The first floor landing provides access to all bedrooms and the family bathroom. The property offers generous bedroom sizes, with bedrooms one, two and three further benefitting from built in storage. The master bedroom boasts an en-suite shower room, comprising low level WC, pedestal wash hand basin and shower cubicle. The first floor is completed by a family bathroom comprising low level WC, pedestal wash hand basin and panel bath with shower over.

Outside:

The property benefits from stunning landscaped front and rear gardens, with well maintained lawns and generous driveway parking for at least three cars. This driveway also provides access to the extra width detached garage, as well as gated access to the rear garden. The rear garden provides excellent entertaining space, with a paved patio and steps to the upper level, which backs on to the picturesque Grand Union Canal. There is a small portion of the rear garden which is leased from the Canal and Riverways Trust, for which the vendor pays a yearly licence fee of £171.20 per annum.

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: 1618 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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