



Camberton Road
, Linslade, LU7 2UN

Offers In Excess Of £525,000



 **QUARTERS**
YOUR NEXT MOVE

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**** VIEWINGS TO START FROM SUNDAY 22ND SEPT 2024 ****

We are delighted to offer for sale this 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 excellent order and provides spacious accommodation comprising: Entrance porch, downstairs shower room, lounge, kitchen, dining room, study, play room, four generous bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, garage, ample driveway parking and a mature landscaped rear garden. 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 a spacious hallway which provides access to the shower room and lounge, there is also room to hang coats and place shoes. The shower room comprises of a low level WC, vanity hand wash basin and shower. The generous lounge is approx 20ft with an abundance of light flowing through due to the generous window to the front. A feature fireplace sits in the heart of the room and provides a cosy feel throughout. A further door leads to the playroom which would also make a great space for entertaining or additional study space. UPVC patio doors provides access to the rear garden with stairs providing access to the first floor. The kitchen/ diner enjoys views of the pretty rear garden. There is wall and base line units with plentiful work surface space. A breakfast bar separates the space, and is great for a quick bite to eat. The dining room can accommodate a range of furniture to suit all needs and there is a utility cupboard which houses various white goods. The study is off the dining room, there is dual aspect windows allowing a light and airy feel.



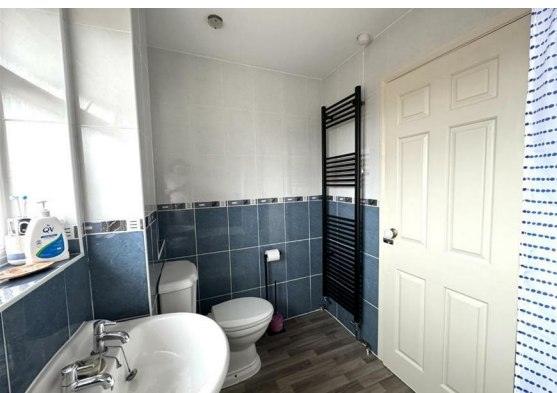


First Floor:

The first floor landing provides access to all four bedrooms and the bathroom. The master bedroom is to the rear with a built in wardrobe as a pleasant benefit. Also facing the rear aspect, a single bedroom enjoys views of the garden. At the front of the property are two further generous bedrooms, ensuring there is ample space for families of all ages. The bathroom has been fitted with a three piece suite comprising of a low level WC, wash hand basin, panel bath with shower over.

Outside:

To the front of the property is a generous garden which wraps around the property to the driveway and is mostly laid to lawn. There is a further path extending to the front door. There is gated access to the side, 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 garage.



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



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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