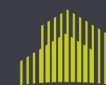




Himley Green

, Leighton Buzzard, LU7 2PY

Offers In Excess Of £325,000



QUARTERS

YOUR NEXT MOVE

Himley Green

, Leighton Buzzard, LU7 2PY

*** VIEWINGS TO COMMENCE ON FRIDAY 27TH SEPTEMBER 2024 ***

Quarters are delighted to offer for sale with no upper chain this three bedroom family home situated at the end of a cul-de-sac in the highly sought after area of Linslade, located within walking distance to both popular schooling and the mainline train station. The property has been recently received some redecoration and provides generous accommodation comprising; Entrance porch, lounge, kitchen/dining room, hall, three recently re-carpeted bedrooms, family bathroom and a cloakroom/WC. Additional benefits include double glazing, gas heating, landscaped rear garden, integral garage and driveway parking. Viewing is highly recommended.

Location:

Himley Green remains a popular residential area in desirable Linslade, and boasts a range of family homes. 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 through Linslade, providing a range of benefits including scenic walks and canal-side pubs.

Ground Floor:

Enter into a generous porch which provides protection from any inclement weather. A door then opens into the generous lounge, which is flooded with light through a larger than usual front facing window. There is plenty of room for a variety of furniture, and doors lead to the kitchen/dining room and inner hall. The inner hall connects the lounge, kitchen/dining room and integral garage. The kitchen/dining room spans the width of the property and is fitted with a range of wall and base level units with spaces for appliances. The dining area provides ample space for a family sized dining table, and there are doubles leading into the rear garden. A built in cupboard provides additional storage. The integral garage is accessed via an up and over garage door from the driveway, and a courtesy door leads into the hallway. There is power and lighting, and good potential to convert the garage into additional living space (STPP) if desired.



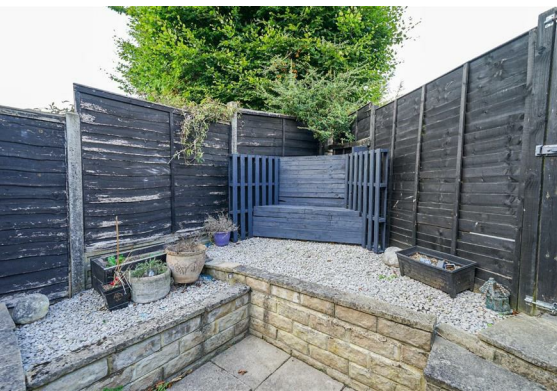


First Floor:

The first floor landing provides access to the three bedrooms, bathroom and separate WC, plus there is access to the loft space. The bedrooms have all been recently re-carpeted, and each room is well proportioned, perfectly suited to families of all ages. The bedrooms provide plenty of space for an array of bedroom furniture. The family bathroom is fitted with a wash hand basin and panel bath with shower over, with a separate WC situated next to the bathroom.

Outside:

A block paved driveway provides parking for two cars side by side, and extends to the garage and front door. The rear garden features a paved patio area adjacent to a lawn space, with steps leading to a raised seating area. The garden is enclosed by panel fencing, with a gate leading out to a footpath which links through to Southcourt Avenue, granting easy access to the mainline train station.



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: 1012 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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