



Bideford Green

Leighton Buzzard, LU7 2TL

Offers In Excess Of £340,000



 **QUARTERS**
YOUR NEXT MOVE

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Offered for sale with no upper chain is this three bedroom family home, ideally located in this mature residential development, and within easy walking distance of the Mainline Train Station, local shops and amenities and sought after schooling. The property is presented to the market in good order and offers generous accommodation comprising: Entrance hallway, lounge, kitchen/dining room, three bedrooms and a refitted family bathroom. Additional benefits include double glazing, gas heating, garage and parking. Viewing is highly recommended.

Location:

Bideford 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 via front door into the hallway, which provides access to the lounge and the first floor via the staircase. The spacious lounge is an ideal space for entertaining and relaxing, and also benefits from a roomy storage cupboard under the stairs. There is ample space for a variety of living room furniture. A door leads through to the kitchen/dining room which spans the width of the property and overlooks the attractive rear garden, with access out to the patio area via double glazed doors. The kitchen is fitted with a range of wall and base level units with spaces for a variety of appliances, and one end of the room allows for a family sized dining table.





First Floor:

The first floor landing provides access to the bedrooms and family bathroom. There are two generous double rooms, one overlooking the rear garden, and the other faces the front aspect, each allowing for a range of bedroom furniture. The third bedroom is a single room with a double glazed window to the front aspect. The family bathroom has been refitted with a low level WC, vanity wash hand basin and panel bath with shower over, and is finished nicely with complimentary tiling.



Outside:

To the front of the property is a garden area laid mainly to lawn, with mature shrubs to the borders and a paved path to the front door. There is a driveway to the side providing parking for one car, and a gate leads into the rear garden. The generous rear garden features a paved patio area, with the remainder mainly laid mainly to lawn. A generous summer house sits to the right, and the garden is enclosed by panel fencing.

Garage:

Situated in a block adjacent to the property, the garage is accessed via an up and over door.



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: 950 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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