



Eriboll Close
Linslade, LU7 2XW

Price £525,000



 **QUARTERS**
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this four double bedroom detached family home located in the highly sought after area of Linslade which is within walking distance of the mainline Train Station and falls within catchment area of sought after schooling. The property is presented to the market in immaculate order, having been improved throughout by the current owners, and provides spacious accommodation comprising: Entrance hall, cloakroom/WC, lounge, refitted kitchen/dining room, four double bedrooms and a refitted family bathroom. Additional benefits include double glazing, gas heating, landscaped rear garden, garage and driveway parking. Viewing is highly recommended.

Location:

Eriboll Close remains a popular residential location in the desirable Linslade area, 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 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 Rushmore Country Park.

Ground Floor:

An inviting hallway provides access to the lounge, cloakroom/WC and the kitchen/diner. There is also a courtesy door leading into the garage, and stairs to the first floor. The lounge faces the front aspect with space for a range of living room furniture, and wood effect flooring provides a fine finish. The cloakroom/WC is fitted with a low level WC and wall mounted wash basin. The kitchen/dining room has been knocked through and refitted with a fashionable range of wall and base level units, with a standout feature being the brick splashback to the hob. There is ample work surface and space for an under counter fridge as well as space and plumbing for a dishwasher. The kitchen is open to the dining area which boasts plenty of space for a large dining table, perfectly situated to enjoy views of the rear garden through double glazed French doors.





First Floor:

The landing provides access to the four bedrooms and family bathroom. The master bedroom faces the front aspect and is a good sized double, comfortably accommodating a range of bedroom furniture. There are three further double bedrooms, one facing the front aspect and two overlooking the rear garden. A stylish family bathroom completes the first floor, and features a modern refitted three piece suite comprising of a low level WC, vanity wash basin and panel bath with shower over, and complimentary tiling provides a fine finish.

Outside:

A neat front garden is laid mainly to lawn with a paved driveway extending to the garage. A path leads to the front door, and there is also gated access to the rear. The private rear garden is a generous size, with a paved patio area across the rear of the property, and the remainder laid mainly to lawn. A path extends to the bottom of the garden, where a further paved patio area provides a good spot to catch some sunlight.

Garage:

The garage is access via an up and over garage door, and is supplied with power and lighting. A courtesy door opens into the hallway, giving potential for a future conversion, if desired (STPP)



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: 1128 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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