



Camberton Road
, Leighton Buzzard, LU7 2UN

Price £525,000



4



2



2



C



QUARTERS
YOUR NEXT MOVE

Camberton Road

, Leighton Buzzard, LU7 2UN

Offered for sale is this extended 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 bright and airy accommodation comprising: Entrance hall, cloakroom/WC, open plan living space with kitchen, dining room and study, lounge, four bedrooms (master with ensuite) and a family bathroom . Additional benefits include double glazing, gas central heating, garage, ample driveway parking and a mature landscaped rear garden. Viewing is highly recommended.

Location:

Camberton Road remains a popular and highly regarded 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 a composite front door into the entrance hall which provides access to the cloakroom/WC on the left, and ahead is a door leading into the dining room. The dining room has been opened to the kitchen, whilst an extension to the front combines to create a generous and versatile open plan living space. The kitchen has been refitted with a modern range of shaker style units, with integrated appliances including a tall fridge, freezer, double oven and hob with hood over. There are also spaces for a washing machine and dishwasher and a courtesy door to the side. The dining area provides ample space for a family sized dining table, plus there are stairs leading to the first floor with built-in storage under. The area to the front is currently used as a study. The lounge is bright and airy with plenty of natural light shining from the rear aspect, and the room enjoys pleasant views of the garden. A variety of living room furniture can be comfortably accommodated, with a wood burning stove providing an excellent focal point.





First Floor:

The landing provides access to the four bedrooms and family bathroom, as well as the loft space. The master bedroom benefits from the double storey front extension, ensuring that there is plenty of room for a variety of bedroom furniture, plus a dressing area and ensuite shower room. Bedroom two is a good sized double room which faces the rear aspect and features fitted wardrobes to one wall. The two further bedrooms are generous single rooms, making this an excellent option for growing families. The family bathroom is fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over. The room is finished nicely with complimentary tiling to floor and walls.

Outside:

To the front, the block paved driveway provides parking for two vehicles, with an additional area laid to shingle and lawn, which could be used for an additional car. A gate to the side leads to a further driveway space which extends to the garage, which is accessible via an up and over door, and has been supplied with power and lighting. The rear garden features a paved patio area across the back of the property, with a generous lawn bordered by an array of mature shrubbery, and an additional patio area sits in a secluded spot behind 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



Total Area: 1313 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk