



Rowley Furrows  
Linslade, LU7 2SH

Guide Price £340,000



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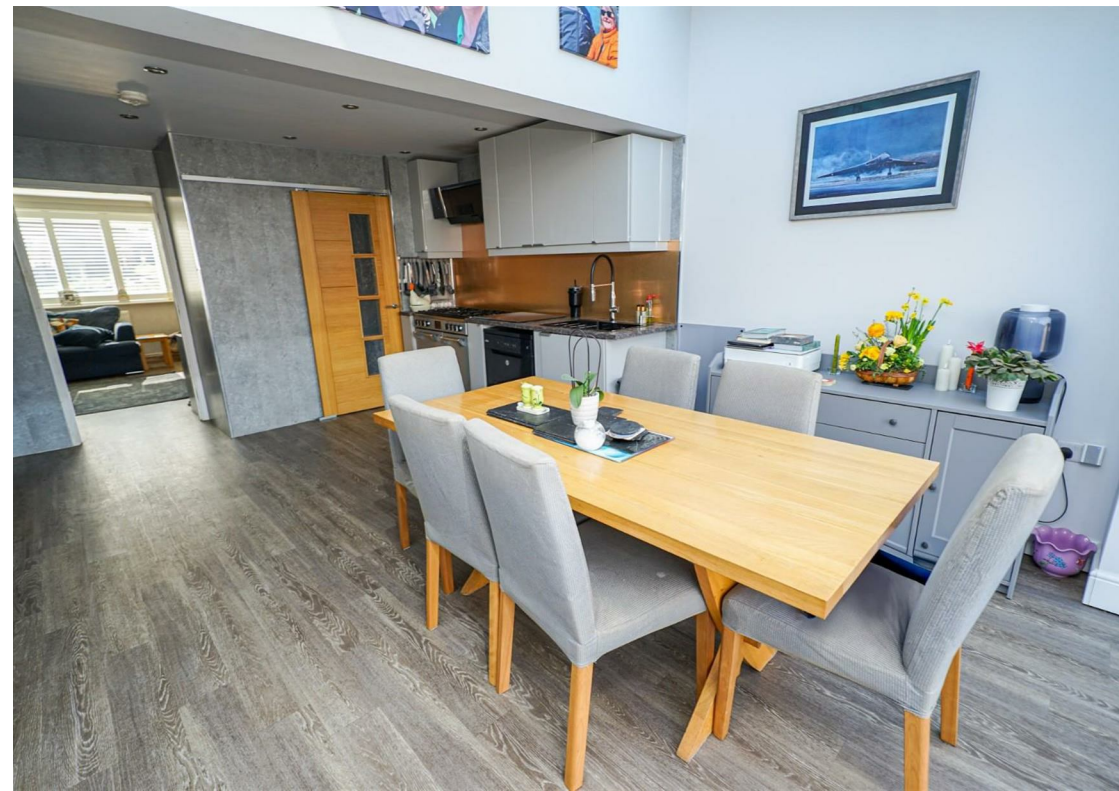
## Rowley Furrows

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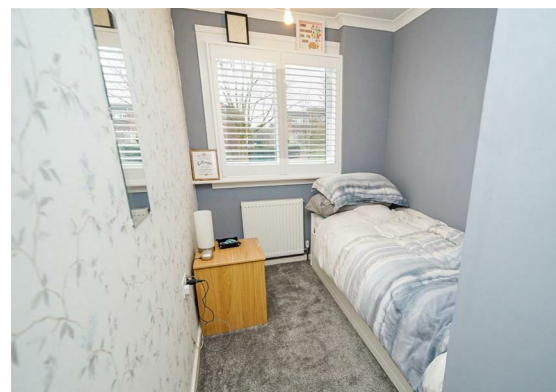
Presented to the market for sale, this immaculate three bedroom mid terrace family home, set in a sought after location within walking distance of the Mainline Train Station, popular local schooling and the Town Centre. The property is presented to the market in excellent order, and has extensively improved by the current owners. The property offers bright and airy accommodation comprising: Entrance hallway, lounge, extended kitchen/dining room, utility/WC, three bedrooms and a refitted bathroom. Additional benefits include double glazing, gas heating, low maintenance rear garden and driveway parking for two cars. Viewing is highly recommended to appreciate the finish of this property.

### Location:

Rowley Furrows 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 the front door into the entrance hall, there are stairs leading to the first floor and a door to the lounge. The lounge is a bright and spacious room with ample space for furniture. A further door goes through to the impressive kitchen/dining room which was completed in 2023 by the current owners. Skylights allow an abundance of light to flow through with bio fold doors opening up to the rear garden. There is a range of wall and base line units with ample worksurface space. A newly fitted cloakroom/utility comprises of a low level WC and vanity hand wash basin with a further cupboard under the stairs.

### First Floor:

The landing includes an airing cupboard and loft access, with doors to the bedrooms and family bathroom. To the front of the property there is a generous double bedroom, an array of furniture can easily be arranged. There is also a single bedroom with a built in cupboard. At the rear is a further double bedroom which enjoys views over the rear garden and Linslade woods. The bathroom is in excellent order with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over.

### Outside

To the front is a garden is mostly laid to lawn with a path leading to the front door. At the rear is a low maintenance rear garden with two sheds, one which can be converted into a home office. There is panel fencing with gated access which leads to the driveway at the rear. There are far reaching views to the rear of the property.



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: 886 ft<sup>2</sup>

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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