



Camberton Road

Leighton Buzzard, LU7 2UW

Offers In The Region Of **£525,000**



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QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale this well proportioned extended four bedroom detached family home located in highly sought after area of Linslade which is within walking distance to the both the town centre and mainline train station. The property is well presented and provides spacious accommodation comprising: Entrance hall, cloakroom/WC, lounge, family room, kitchen, dining room, four bedrooms and a family bathroom . Additional benefits include double glazing, gas heating, garage, home office/workshop, driveway parking and a landscaped rear garden. Viewing is highly recommended.

Location:

Camberton Road remains a popular 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 through Linslade, providing a range of benefits including scenic walks and canal-side pubs.

Ground Floor:

Enter via the front door to a bright hallway with doors to the cloakroom/WC and living room. The WC comprises of a low level WC and a wash hand basin with vanity cupboard under. The 2oft lounge enjoys views across the front aspect of the property through a well proportioned window with a fireplace neatly set in the centre of the room. Off the living room is a good sized dining room which is perfect for entertaining, there is stairs leading to the first floor. The extended family room is bright and airy, with skylights allowing for an abundance of light to flow through. There is patio doors allowing for access to the rear garden. The kitchen is bright and airy with a curtsey door to the driveway and views of the rear garden via the window. There is a good level of wall level and base units with space for various white goods.





First Floor:

The first floor landing provides access to all four bedrooms and the bathroom. To the rear of the property is a single bedroom and a well proportioned double bedroom with a built in storage space. The bathroom is bright and airy and consists of: a low level WC, hand wash basin and bath with shower over.

Two further bedrooms are to the front aspect one which is a single bedroom and one a good sized double bedroom which have additional benefit of a built in wardrobe, there is an abundance of light flowing through thanks to the generous double glazed window.

Outside:

A generous block paved driveway extends to the garage, rear and front door, and is suitable for parking multiple cars. There is a neat lawn area to the front aspect which is surrounded by neat hedgerow. The private rear garden has a paved patio areas with gated access onto the driveway. There is various garden furnishings, with the most is mainly laid to lawn. The garage is accessible via the up and over door and side door via the garden. A home office/workshop is a great space to work from home with power and lighting.



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: 1336 ft² (excluding home office)

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