



Springfield Road  
Linslade, LU7 2QS

Offers In Excess Of £500,000





# Springfield Road

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We are delighted to offer for sale this immaculate three bedroom end of terrace period home located in the highly sought after area of Linslade, and only a short walk from the mainline train station. The property has been extended and renovated throughout by the current owners during their ownership, and has been finished to a high standard with accommodation comprising; Entrance hall, 22ft lounge/dining room, stunning refitted kitchen/breakfast/family room,, utility room, cloakroom/WC, three bedrooms and a refitted shower room. Additional benefits include double glazed windows, gas heating and generous private rear garden with raised patio area. Viewing is highly recommended.

## Location:

Springfield Road is a sought after residential road in Linslade, and boasts a range of period properties, many with a wealth of character. The mainline train station is a few minutes walk from the property with trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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. Linslade also boasts a wealth of picturesque walks including the Grand Union canal and Linslade Woods

## Ground Floor:

The entrance hall has a feature tiled floor, with a door leading to the lounge/dining room plus stairs to the first floor. The 22ft lounge/dining room includes a lounge area that faces the front aspect and provides ample space for living room furniture, with a focal point being the open fireplace with built in storage either side. The spacious dining area also includes built in storage and there is a door through to the rear of the property. The rear section of the ground floor has been extended to provide a stunning kitchen/breakfast/family room, utility room and cloakroom/WC. The utility room provides space and plumbing for a washing machine and tumble dryer, with a door leading to the cloakroom/WC which has been refitted with a wash hand basin and low level WC. The kitchen has been refitted to a high standard with a good amount of wall and base level units providing plenty of storage. There is an island unit including breakfast bar, and a range of integrated appliances including fridge freezer, dishwasher, microwave and wine cooler, plus space for a range cooker with hood over. The vaulted ceiling at the rear together with a few Velux windows ensure a bright and spacious room. The seating area combines well with the raised patio, with bi-folding doors providing best use of the space throughout the year.







#### First Floor:

The spacious landing runs front to rear, with an airing cupboard and loft access plus doors to each of the first floor rooms. At the front of the property is the generous master bedroom which provides plenty of space for bedroom furniture and a feature fireplace. Along the landing is the second bedroom, with the third bedroom at the rear of the property. Between these two bedroom is a shower room, which has been refitted to a high specification.

#### Outside:

To the front is a walled garden area and path leading to the front door, with a storm porch providing protection from the elements. A passageway leads through to the landscaped rear garden. The vendors have created a raised patio area off the rear of the property, with glass balustrades giving a premium feel and ensuring that garden views are enjoyed. The remainder of the garden is laid mainly to lawn with mature shrubbery to the borders, and at the end of the garden is an area with timber shed and concrete base suitable for a summer house.



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: 1177 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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