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Leighton

PRICE GUIDE

£700,000

A simply stunning Edwardian period villa positioned in one of the most sought after roads in the area and located just a short walk from the bustling High Street and the mainline train station to London Euston. Sold with no upper chain and a range of period features in addition to driveway parking and private rear garden.



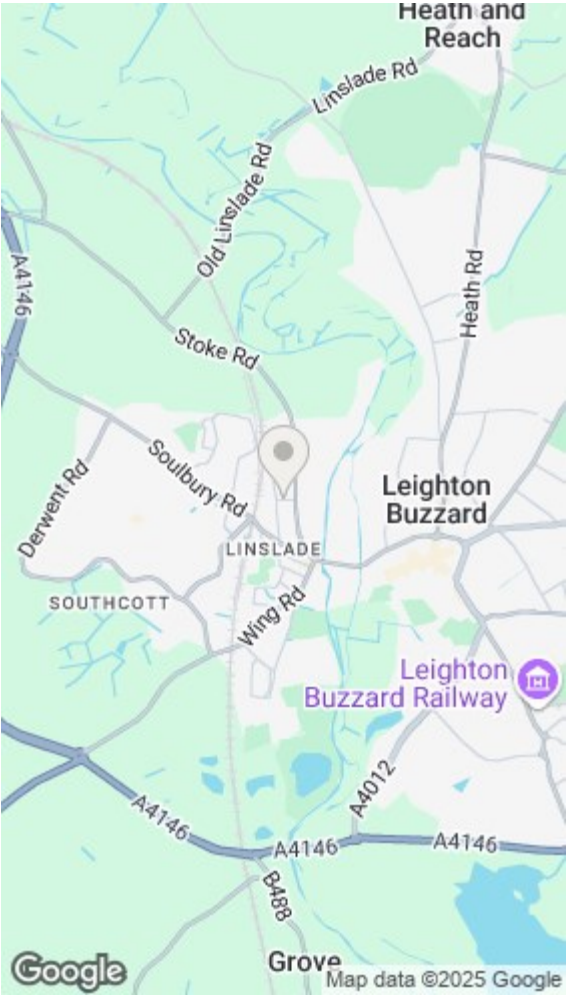
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Rosebery Avenue, Linslade, LU7

Approximate Area = 1747 sq ft / 162.3 sq m
Limited Use Area(s) = 362 sq ft / 33.6 sq m
Total = 2109 sq ft / 195.9 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





With two reception rooms in addition to a magnificent kitchen/dining/family room and 4 good size bedrooms this represents an excellent family home.



Ground Floor

A beautiful stained glassed front door is the first glimpse of many period features to be found throughout this wonderful family home. The welcoming entrance hall provides passage to the sitting room, family room, cloakroom/WC and dining room. There are also stairs leading to the first floor with a built in storage cupboard under, and a concealed meter cupboard. The bright and airy lounge has a boxed bay window to the front aspect and a feature fireplace, whilst the family room enjoys plenty of light via dual aspect sash windows. At the end of the entrance hall is the dining room, which features an open fireplace with built in storage cupboard to the side. A door leads through to the generous extended kitchen/breakfast room. The charming kitchen is in keeping with the character of the home, with a range of island, wall and base level shaker style units providing ample storage. There are spaces for a range of appliances and two sets of doors leading to the side courtyard and rear garden.

First Floor

The first floor landing provides access to the three first floor bedrooms, which each include feature fireplaces among their benefits, and the family bathroom. There is also an airing cupboard and stairs to the second floor. To the front aspect is a double bedroom with built in wardrobe. A further double bedroom enjoys plenty of light via dual aspect windows, and the third bedroom has a door leading to a good sized eaves storage loft space. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

Second Floor

There is a small second floor landing with a built in storage cupboard and door through to a unique and spacious master bedroom which enjoys plenty of light, exposed wood beams and an opening to an en-suite shower room.

Outside

To the front is a paved driveway with parking for two cars. A storm porch provides cover for the front door, and there is gated access to the rear. To the side of the property is a paved courtyard area, with a passage leading to the landscaped rear garden. Off the back of the kitchen/breakfast room is a raised decked patio. Steps lead down to an artificial lawn and a further paved patio. A range of raised flower beds provide home to mature shrubbery.

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The Location

Rosebery Avenue is situated off the prestigious Stoke Road in Linslade, and predominantly boasts a range of well proportioned family homes with plenty of character, in an area notable for its community spirit. 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 people looking for a long term home. 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 runs close-by, providing a range of benefits including scenic walks and canal-side pubs. The town also enjoys a close proximity to a number of outstanding country parks and woods, including Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
 2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
 3. Passport photo ID for ALL connected purchasers and a utility bill.
- Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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