



## Kendal Gardens

Linslade Leighton Buzzard, LU7 2QZ

Price **£300,000**

2 1 1 C



**QUARTERS**

YOUR NEXT MOVE

## Kendal Gardens

Linslade Leighton Buzzard, LU7 2QZ

Quarters are delighted to offer for sale with no upper chain, this two bedroom home situated at the end of this quiet cul-de-sac in Linslade, and within walking distance of the mainline train station, local shops and amenities and sought after schooling. This well presented property provides accommodation comprising: Entrance hall, lounge/dining room, kitchen, two bedrooms and a shower room. Additional benefits include gas heating, double glazing, gardens and a garage. Viewing is highly recommended.

### Location:

Kendal Gardens remains a popular and sought after residential location 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, and there is a local convenience store just a minutes walk away. 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 town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





### Ground Floor:

Enter via a spacious hallway which provides access to the kitchen, lounge/diner and first floor via the stairs. There is a bright living space to the rear that offers ample room for both seating and dining, creating a versatile area for everyday living and entertaining. There is views over the garden and direct access outside, enhancing the connection between indoor and outdoor living. The kitchen is neatly arranged with good worktop space and storage, there is space for various white goods to suit all needs.

### First Floor:

On the first floor, the property offers two well-proportioned bedrooms, both capable of accommodating bedroom furniture comfortably. There is an added benefit that both bedrooms benefit from double fitted wardrobes which is perfect for storage. The accommodation is completed by a family shower room fitted with a three piece suite, serving both bedrooms.

### Outside:

To the rear, the property enjoys a private garden, offering a pleasant outdoor retreat with space for seating and low-maintenance planting, ideal for relaxing or entertaining during warmer months. There is a gate to the rear which leads round to the garage which is located in a nearby block.

### Agency Note:

\*Please Note That Some Archive Photos Have Been Used\*

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



Garage Not Shown In Exact Location

Total Area: 617 ft<sup>2</sup> (excluding garage)

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](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)