




QUARTERS
OUR NEXT MOVE
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Coniston Road
Leighton Buzzard, LU7 2PJ

Guide Price **£500,000**

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We are delighted to offer for sale with no upper chain this four bedroom detached family home located on the highly sought-after road of Coniston Road in Linslade. The property has undergone a range of refurbishments in recent years, while still offering scope for further modernisation to suit individual tastes. The accommodation is spacious and versatile throughout, making it ideal for family living. Viewing is highly recommended.

Location:

Coniston Road 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:

The ground floor accommodation begins with a welcoming entrance hall which provides access to the lounge, kitchen/breakfast room and cloakroom/WC, with stairs rising to the first floor and a useful storage cupboard beneath. The lounge enjoys a bright front aspect and offers generous space for a variety of living room furnishings. Folding doors open into the dining room, allowing the option of open plan entertaining or separate living as desired. The dining room comfortably accommodates a family-sized table and enjoys lovely views of the rear garden through large windows and a glazed door. A connecting door leads through to the refitted kitchen/breakfast room, which features a modern range of shaker-style units with complimentary tiled flooring, breakfast bar and ample space for appliances. A courtesy door provides access to the garden. The cloakroom/WC also leads through to the integral garage, which has been partially converted to incorporate a practical utility area with space and plumbing for a washing machine and tumble dryer. A partition wall has been installed preventing access from the driveway, but this could be reinstated, if desired.





First Floor:

Upstairs, the landing provides access to four bedrooms, the family bathroom and loft space, as well as a built-in airing cupboard. The master bedroom sits to the front of the home and enjoys pleasant far-reaching views, with built-in wardrobes and a refitted ensuite shower room comprising a low level WC, pedestal wash hand basin and shower cubicle, with stylish tiling to walls and floor. Bedroom two also faces the front aspect and benefits from fitted wardrobes, while bedrooms three and four are positioned to the rear, with bedroom three featuring built-in storage. The family bathroom is fitted with a three piece suite comprising low level WC, vanity wash hand basin and panel bath with shower over.

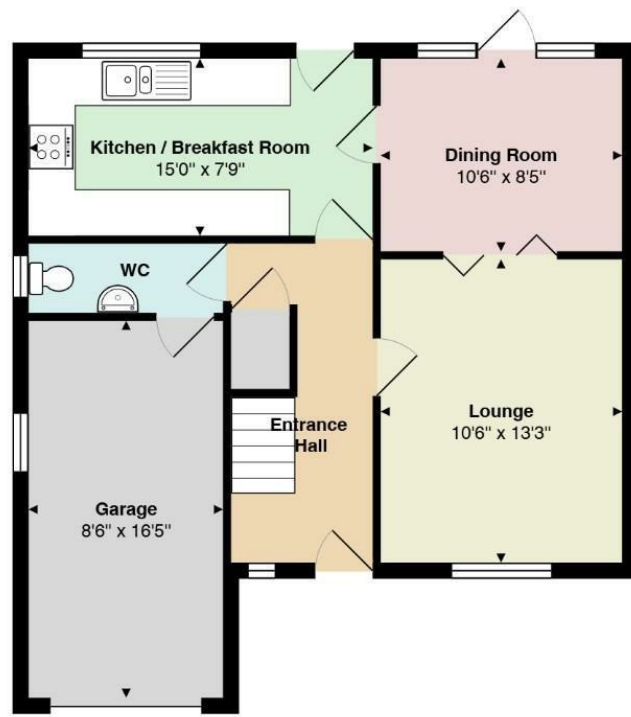
Outside:

Outside, the front of the property features a driveway providing off-road parking, leading to the front door, with a mature garden laid mainly to lawn and bordered by established shrubs. The rear garden enjoys a high degree of privacy, with a paved patio spanning the width of the property, a generous lawn area, mature planting and a timber shed to one corner.



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



Ground Floor



First Floor

Total Area: 1222 ft²

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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