



Epsom Close

Leighton Buzzard, LU7 2FG

Offers In Excess Of £300,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this well presented two bedroom terraced home, ideally situated in Southcourt Village a sought-after area of Linslade, within walking distance of the mainline train station, local schools and open countryside. With bright, well-proportioned accommodation, this charming home makes an excellent first-time purchase or buy-to-let investment. Accommodation comprises: Lounge, refitted kitchen/diner, two bedrooms, family bathroom and a garage with driveway parking nearby. Viewing is highly recommended to appreciate the charm of this property.

Location:

Epsom Close 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 near green spaces, as well as local amenities within walking distance. 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 is arranged around a welcoming entrance leading into a bright and spacious living room, providing an ideal space for both relaxing and entertaining. To the rear, the kitchen/dining area is thoughtfully laid out with a range of fitted units and ample space for dining, with access leading out to the rear garden, creating a natural flow for everyday living.

First Floor:

Upstairs, the first floor comprises two well-proportioned bedrooms, both offering good space for furnishings. There is ample light which flows through due to the generous sized windows. Additionally the rear bedroom benefits from a generous storage cupboard which goes over the stairs. The family bathroom fitted with a modern suite and comprises of a low level WC, vanity hand wash basing and panel bath with shower over.

Outside:

Externally, the property benefits from a private rear garden, designed for low maintenance and offering a pleasant outdoor retreat. In addition, the property enjoys the advantage of a garage located nearby with driveway parking directly in front, providing practical and convenient off-road parking.

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 purchaser's 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: 626 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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