

Rosebery Avenue | Linslade | Leighton Buzzard | LU7 2RQ

Asking Price £800,000

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An impressive five-bedroom Edwardian family home offering beautifully presented accommodation across three floors approaching 2000 sq ft. Combining period features with modern comforts a short walk from Leighton Buzzard train station, town centre and good schools for all ages. The property enjoys a stunning open-plan kitchen/dining room with vaulted ceiling and garden access, two reception rooms, four generous bedrooms a luxurious top-floor principal suite and a stylish family bathroom. Benefitting from off road parking for two vehicles, two EV chargers and a generous garden perfect for a family.

- Spacious five-bedroom family home arranged over three floors, offering approximately 1,873 sq ft of living accommodation.
- Beautifully fitted kitchen featuring shaker-style cabinetry, solid wood worktops, a range-style cooker and breakfast bar seating.
- Four further well-proportioned bedrooms on the first floor, offering flexible accommodation for family, guests or home working.
- Impressive open-plan kitchen/dining room perfect for entertaining.
- Three reception rooms with a large living room, snug and dining area.
- Generous principal bedroom occupying the top floor, complete with a modern en-suite shower room.

Welcome to Rosebery Avenue

This Edwardian semi-detached family home situated on one of Linslades most sought after roads features an attractive red brick frontage with traditional black and white mock Tudor detailing to the first floor, twin gables and decorative leaded windows. The ground floor benefits from a bay window with fitted shutters, whilst a covered entrance porch with decorative timberwork leads to the front door, which retains a stained-glass panel. Further period detailing includes the stained-glass fanlight above the entrance, decorative brickwork and prominent chimney stacks. To the front, a block-paved driveway provides off-road parking for two vehicles and there is a two EV chargers. The frontage is bordered by established hedging, with a paved pathway providing access to the side of the property.

Entrance Hall

We enter the entrance hall using a traditional timber front door featuring decorative stained glass, with a matching stained-glass panel above allowing natural light into the space. The hallway retains a number of period features, including decorative archways, dado rails, cornicing and a staircase with a painted timber balustrade. From the hallway doors lead to the living room, snug and cloakroom.

Downstairs Cloakroom

The downstairs cloakroom is fitted with a traditional-style low-level WC and wall-mounted wash hand basin with chrome taps. The walls feature white metro tiling with contrasting painted walls above, whilst a frosted window provides natural light and ventilation.

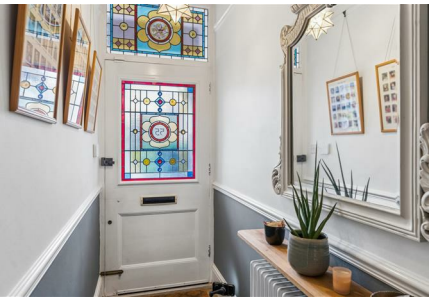
















Sitting Room
25'3" x 11'10" (7.72 x 3.63)
The sitting room is a spacious reception room featuring a large bay window to the front with decorative stained-glass upper panels and fitted plantation shutters. The room retains a number of period features, including high ceilings, decorative cornicing, ceiling roses and a feature fireplace housing a wood-burning stove with an exposed brick recess, tiled hearth and timber surround. A wide decorative archway leads through to a further reception area, currently arranged as a home office. This additional space benefits from windows to the side and rear, overlooking the garden and providing flexibility for a variety of uses.

Snug
11'3" x 11'1" (3.45 x 3.38)
The snug provides an additional reception room, currently arranged as a seating area, with a window overlooking the side of the property allowing natural light into the space. The room features a decorative fireplace recess with a painted timber surround, together with cornicing and a herringbone-style wood-effect floor. Positioned between the main sitting room and the kitchen, the snug offers a versatile space that could also be used as a playroom, reading room or additional family room.

Kitchen/Breakfast Room
29'0" x 10'0" (8.84 x 3.05)
A beautifully presented and spacious open-plan kitchen, dining and breakfast room, forming the heart of the home. The kitchen is fitted with an extensive range of cream shaker-style wall and base units, complemented by solid wood worktops and white metro-tiled splashbacks. A striking range-style cooker with extractor hood provides a focal point, whilst a ceramic sink sits beneath a window overlooking the garden. A central breakfast bar offers additional preparation space and informal seating, with further space for laundry appliances beneath the worktops. Natural stone flooring runs throughout, leading into the impressive dining area, which features a vaulted ceiling with skylights, ample space for a family dining table and French doors opening directly onto the rear garden.

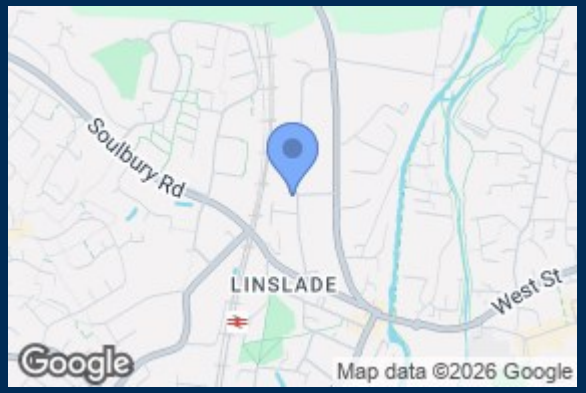
Principal Bedroom
14'6" x 12'2" (4.42 x 3.71)
Occupying the entire second floor, this beautifully presented principal bedroom offers a spacious and peaceful retreat, full of charm and character. The room benefits from attractive sloping ceilings, soft neutral décor and a window to the side enjoying elevated views across the surrounding rooftops and towards the countryside beyond. There is ample space for a king-size bed and additional bedroom furniture, together with fitted wardrobes providing useful storage. A decorative feature fireplace adds character.

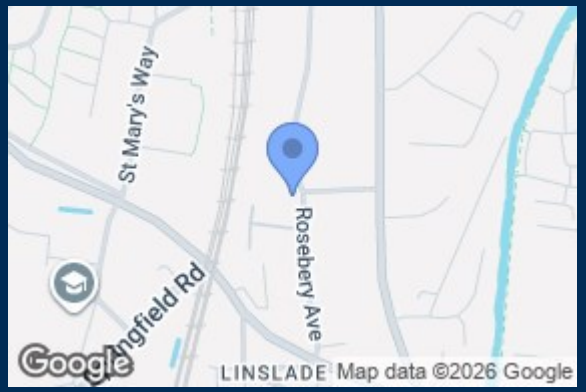
En-Suite
A stylish and well-appointed en-suite featuring a generous walk-in shower enclosure with glazed sliding doors, a rainfall showerhead and additional handheld attachment. Striking deep blue metro tiling provides an attractive contrast to the crisp white sanitaryware, which includes a rectangular wash basin set upon a vanity unit with storage beneath.

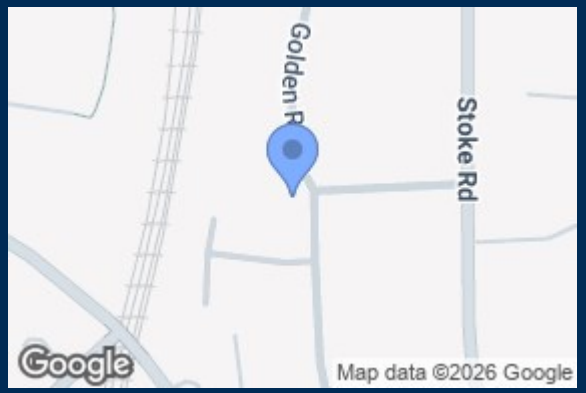
Bedroom Two
15'10" x 11'5" (4.83 x 3.48)
A beautifully presented and generously proportioned double bedroom, enjoying an abundance of natural light through an impressive front-facing window, enhanced by attractive stained-glass panels that add a wonderful touch of period character. An extensive range of built-in wardrobes provides excellent storage, whilst the generous floor space comfortably accommodates a double bed, dressing table and additional bedroom furniture.

Bedroom Three
11'3" x 10'2" (3.45 x 3.12)
A well-proportioned double bedroom, enjoying natural light from a side-facing window. Tastefully decorated in neutral tones with fitted carpeting, the room offers ample space for a double bed and additional bedroom furniture.

Bedroom Four
11'1" x 10'2" (3.38 x 3.12)
A versatile bedroom benefiting from two windows, allowing plenty of natural light. Tastefully decorated in neutral tones with fitted carpeting, the room is currently arranged as a home office and relaxation space, comfortably accommodating a desk, seating and storage furniture. Equally suited as a guest bedroom, study or hobby room, this adaptable space offers excellent flexibility.



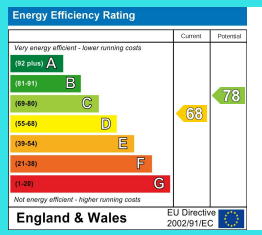


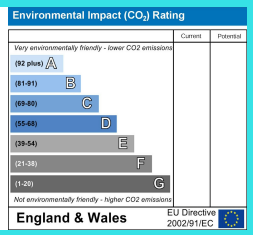


Approximate Gross Internal Area
Ground Floor = 80.4 sq m / 865 sq ft
First Floor = 69.6 sq m / 749 sq ft
Second Floor = 24.1 sq m / 259 sq ft
Total = 174.1 sq m / 1,873 sq ft
(Excluding Eaves)



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