



33 Rothschild Road, Linslade LU7 2SY
Guide Price £625,000

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This EXTENDED FOUR DOUBLE BEDROOM Edwardian property built in 1903, is situated in a sought-after tree lined road, within WALKING DISTANCE of the MAIN LINE TRAIN STATION and CATCHMENT FOR DESIRABLE SCHOOLING. Offering SPACIOUS RE-FITTED family ACCOMMODATION yet RETAINING CHARACTER & PERIOD CHARM, including fireplaces, re-fitted UPVC sash windows, stripped wood flooring and picture rails plus original stone mullions and heads to windows and porchway. With TWO GOOD SIZED RECEPTION ROOMS plus quality RE-FITTED KITCHEN BREAKFAST ROOM with granite work surfaces, separate large UTILITY/LAUNDRY ROOM and SHOWER ROOM to the ground floor, three double bedrooms and RE-FITTED BATHROOM to the first floor with the fourth double bedroom on the SECOND FLOOR/LOFT CONVERSION. Gated SIDE WALKWAY ACCESS leads to the well established REAR GARDEN which extends to 114FT (34 MTRS) IN LENGTH and lies ADJACENT to beautiful OPEN COUNTRYSIDE

Ground Floor

Entrance Hall

Covered porchway with courtesy lighting and composite main entrance door with glazed panels and glazed window light above. Leading into hallway, stripped wood flooring and staircase to first floor. Overhead light point. Radiator.

Sitting Room

Deep bay with Upvc sash windows to front aspect. Brick built fireplace with tiled hearth and wood burning stove.. Stripped wood flooring, picture rail and high ceiling with inset spotlights and two wall light points, TV point and radiator. Opening to the Dining Room.

Dining Room

French doors to the Rear Garden. Exposed brickwork with fireplace recess and solid timber mantel. Stripped wood flooring, high ceiling and picture rail. Fitted seating within recess understairs with deep, built-in, pull out storage drawers. Overhead light point. Radiator. Door to Kitchen Breakfast Room.

Kitchen/Breakfast Room

Re-fitted with a quality range of light oak wood fronted base and wall mounted units with complementary black granite work surfaces and glazed tiled splash backs. Built in electric double oven and electric induction hob with overhead extractor unit plus Integrated dishwasher. One and a half bowl sink unit

with single drainer and monobloc mixer tap. Limestone flag flooring with underfloor heating. Inset spotlights and concealed under unit lighting, Three windows to side overlooking the garden. Door to Utility Room.

Utility/Laundry Room

Glazed door and window to side accessing the rear garden. Fitted with a range of base and wall mounted units with complementary work tops and with under space and plumbing for washing machine and space for fridge and freezer. One and a half bowl stainless steel sink unit with single drainer. Limestone flag flooring and glazed wall tiling to splash back areas. Wall mounted combi gas fired boiler serving domestic hot water and central heating system including the underfloor heating. Overhead light point and radiator. Door to Shower Room.

Shower Room

Re-fitted with a three piece suite comprising WC, wash hand basin and walk-in shower unit with thermostatically controlled shower fitting. Opaque glazed sash window to rear aspect. Limestone flag flooring and mosaic glazed wall tiling to splash back areas. Overhead light point, wall light point, humidity-sensing extractor fan and heated towel rail.

First Floor

First Floor Landing

Upvc sash window to front aspect. Staircase rising from Ground Floor and carpeted staircase rising to Second Floor with understairs recess with storage shelving. Built in wardrobe with hanging rail and storage cupboard with shelving. Two overhead light points. Radiator.

Bedroom 1

Double bedroom with deep bay and Upvc sash windows to front aspect. Two built in wardrobes with hanging rail and shelving. High ceiling with inset spotlights. Period black cast iron fireplace with hood and mantel and with a tiled hearth. Radiator.

Bedroom 3

Double bedroom with Upvc sash window to rear aspect. Period black cast iron fireplace with hood and mantel. Built in storage cupboard. Fitted carpet. Overhead light point. Radiator.

Bedroom 4

Double bedroom with upvc sash window to rear aspect overlooking the garden and with open countryside views beyond. Fitted carpet. Inset spotlights. Radiator.

Family Bathroom

Re-fitted with a three piece suite comprising WC, wash hand basin and bath with overhead shower unit and glazed splash panel. Opaque glazed Upvc sash window to rear aspect. Limestone flag flooring and wall tiling to splash back areas. Inset spotlights, moisture sensor humidity sensing extractor fan and heated towel rail.

Second Floor

Landing

Carpeted staircase rising from First Floor. Door to deep eaves storage cupboard.. Door to Bedroom.

Bedroom 2

Dual aspect double bedroom with low velux window to front behind a cupboard door and two velux windows to rear. Fitted carpet. Two built in cupboards and two eaves storage cupboards. Overhead light point. Radiator.

Exterior

Front Garden

Wrought iron gate and period encaustic tiled pathway to main entrance. Low brick wall and hedged front and side boundaries with perennial plantings including a miniature fruiting apple tree. To one side a gated arched covered walkway and brick paved pathway accesses the rear garden.

Rear Garden

Extending approximately 114ft (34 mtrs) in length, there is a brick paved area adjacent to the rear of the house with steps up to a lawned area with well stocked side borders, host to a variety of shrubs and perennials and a commanding cherry tree. A brick retaining wall and steps up to a secluded paved seating area with low courtesy lighting and exterior power points, where one can enjoy views across the adjacent fields and open countryside beyond. Log store plus two timber storage sheds. with power and light. External water tap. Sensor and courtesy lighting and timber fenced boundaries enclose the garden,

General

The property dates back to 1903 and has been the subject of improvement and extension. The original loft conversion was carried out in 1991 and more recently in:

2012 New Composite Main Entrance Door

2014 New Gas fired Combi Boiler installed

2014 Extension to the rear, increasing the size of the kitchen, adding a large utility room and a shower room

to the ground floor, as well as re-configuring the first floor, adding an extra bedroom and a re-fitted bathroom.

Ground and first floors benefit from replaced Upvc sash windows, plus new french doors now lead out from the dining room to the garden.

2017 New Consumer Unit

2019 a new fibreglass flat roof replacement to top of front bay windows.

Tenure: Freehold

Council: Central Bedfordshire District Council

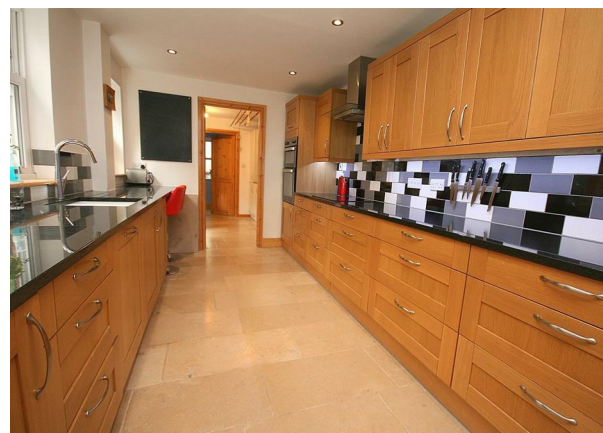
Council Tax Band : D

Energy Rating:

Postcode: LU7 2SY

Location

Linslade offers a picturesque setting with this property being within easy access to the flowing Grand Union Canal and Bluebell Woods and lying to the North West of the market town of Leighton Buzzard, walking distance to the town's many amenities of comprehensive shopping, sporting and educational facilities, falling within the catchment for Cedars Upper School and the renowned Swanbourne Preparatory School. For the commuter and again within walking distance, there is a fast and frequent rail service from Leighton Buzzard/Linslade to London Euston and the A505 bypass provides good connecting routes to M1, M40 and south via the A4146 to the M25.

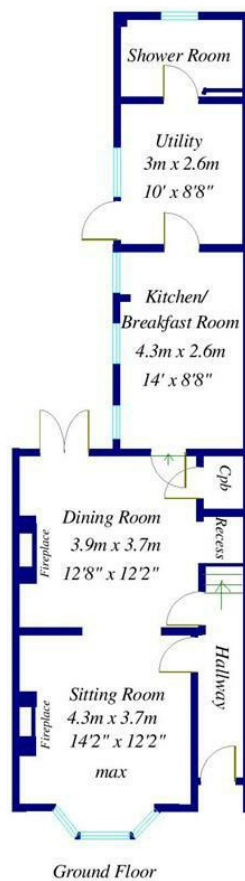






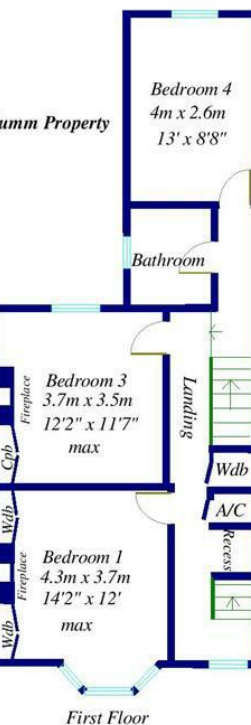
REAR

Approx. Gross Internal Floor Area
Total 1,552 sq feet (144 sq metres)
Excluding Eaves Storage



FRONT

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

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