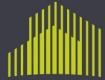




Blakedown Road  
Linslade Leighton Buzzard, LU7 2XJ

Offers In Excess Of £525,000



 **QUARTERS**  
YOUR NEXT MOVE

# Blakedown Road

Linslade Leighton Buzzard, LU7 2XJ

We are delighted to offer for sale this superbly presented and significantly improved four bedroom detached family home, which has been carefully upgraded by the current owners to provide stylish, contemporary accommodation finished to an exceptional standard throughout.

Positioned within the highly regarded Linslade area, the property offers an excellent balance of modern open plan living, generous bedroom space and attractive outdoor areas, making it ideally suited to growing families seeking a turnkey home.

## Location:

Blakedown Road remains a popular residential location in the desirable Linslade area, and boasts a range of well proportioned 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. 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:

A composite front door opens into a welcoming entrance hallway where stairs rise to the first floor with useful storage beneath. To the left is a refitted cloakroom/WC, finished with fashionable tiling and bespoke shelving providing practical additional storage. Engineered wood flooring flows through the hallway and continues seamlessly into the impressive open plan living space, which forms the heart of the home and is perfectly suited to modern family living. This superb space incorporates a cosy lounge area tucked into one corner, a dining area enjoying views over the rear garden, and a further sitting area with doors opening to both the conservatory and garden. The kitchen has been refitted to a high specification with a stylish range of tall and base level units, complemented by Silestone work surfaces and splashbacks. Integrated appliances include a washing machine, dishwasher, fridge freezer, double oven and hob with extractor over. The conservatory, of double glazed UPVC construction, provides a versatile additional reception space and connects to the garden via French doors.



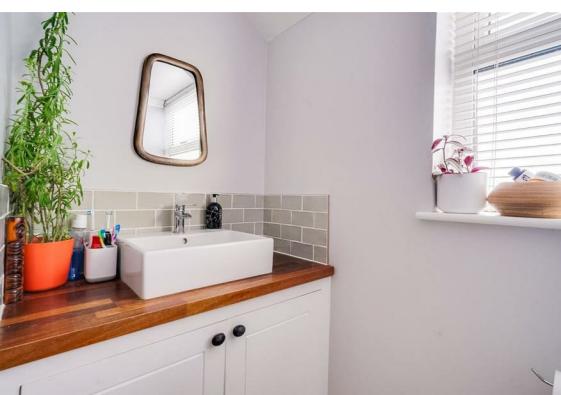
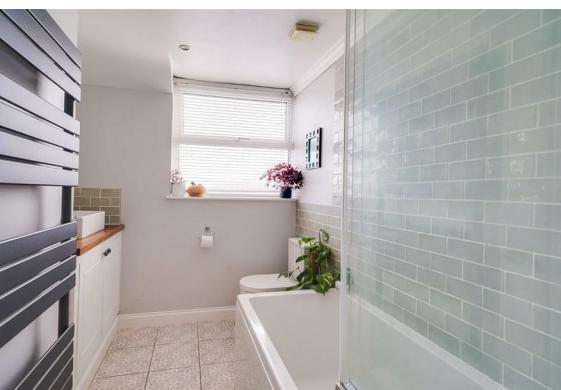


#### First Floor:

To the first floor, the landing gives access to four generous bedrooms along with the loft and airing cupboard. Three of the bedrooms benefit from built-in wardrobes, while the family bathroom has been refitted in keeping with the high standard found throughout the property and comprises a low level WC, panelled bath with shower over, and vanity wash hand basin. The loft space, although not formally converted, has been finished nicely to create an additional space suitable for use as a hobby area, if desired.

#### Outside:

Outside, the front of the property features a block paved driveway providing off-road parking for two vehicles and extending to the former garage, now used as a store. The rear garden is laid mainly to lawn and enclosed by panel fencing, with a paved patio area, mature shrubbery and a timber shed positioned to the side.



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



## 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.