



Coniston Road  
Leighton Buzzard, LU7 2PJ

Price £625,000

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 **QUARTERS**  
YOUR NEXT MOVE



# Coniston Road

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We are delighted to offer for sale this well presented five bedroom detached family home, set in the sought after location of Linslade, and within walking distance of local shops, amenities and the Mainline Train Station. The property offers bright and spacious accommodation comprising: Entrance porch, hallway, living room, dining room, kitchen/breakfast room, utility room, integral garage, two ensuites, five bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, solar panels, outbuilding, landscaped rear garden and driveway parking for multiple cars. 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:

You enter in through the welcoming hallway which leads to a bright and spacious living room, a bay window allowing for an abundance of light to flow through. Through double doors from the living room there is the dining room with views overlooking the pretty rear garden. The heart of the downstairs is a modern open-plan kitchen/breakfast room with ample work surfaces, integrated appliances and direct access to the rear garden. A separate utility room adds further practicality and convenience with a door leading through to the integral garage.







#### First Floor:

The first floor offers a particularly versatile layout, with four well proportioned bedrooms arranged around a light and airy landing. To the rear, a generous double bedroom with en-suite shower room provides an excellent alternative master suite or guest room, combining comfort with privacy. A further double bedroom to the front overlooks the front, while two additional bedrooms offer flexibility as children's rooms, a home office or study. All are served by a stylishly fitted family bathroom, complete with a contemporary white suite and elegant tiling.

#### Second Floor:

The second floor is dedicated to a stunning bright and airy master suite, featuring a generous double bedroom, private en-suite shower room and a dressing room, offering the perfect retreat at the end of the day. Additionally there is eaves storage.

#### Outside:

The front is a paved driveway which can fit multiple cars with a side gate providing access to the rear. There is an EV charging point conveniently located by the front door. The rear garden is a superb size and enjoys a private aspect, with patio seating and the rest mostly laid to lawn, while a versatile outbuilding provides ideal space for a home office, studio or gym.



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



Total Area: 1846 ft<sup>2</sup> (excluding garden room/ outbuilding, shed/ storage)

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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