

# Bideford Green

Linslade Leighton Buzzard, LU7 2TJ

**Offers In Excess Of £350,000**

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# Bideford Green

## Linslade Leighton Buzzard, LU7 2TJ

We are delighted to offer for sale this three bedroom mid terraced home, situated on Bideford Green in Leighton Buzzard. Offering a bright and well laid out interior alongside generous outside space, the property is ideal for a growing family. The property provides well proportioned accommodation, including entrance porch, lounge, kitchen, conservatory, three bedrooms, family bathroom and private rear garden. Additional benefits including double glazing, gas central heating, garage in a nearby block, and driveway parking to the front of the garage, making it an excellent opportunity for buyers looking to personalise a home in a popular location.

**Location:**

Bideford Green remains a popular residential area in desirable Linslade. 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 Grand Union canal also runs through Linslade, providing a range of benefits including scenic walks and canal-side pubs.

**Ground Floor:**

The property is entered via a porch, opening into a hallway that leads through to the main living accommodation. The lounge is a bright and airy space, offering generous proportions well suited to a variety of furniture arrangements while a built-in under stairs cupboard offers useful storage. The kitchen faces the rear aspect and has been thoughtfully designed, with a breakfast bar providing a practical spot for informal dining. A conservatory opens from the kitchen and is currently utilised as a dining room, offering flexibility of use and a pleasant, light-filled space for family meals. Sliding doors lead from here out to the private rear garden, creating a natural connection between indoor and outdoor living.

























**First Floor:**
The first floor landing provides access to all three bedrooms, the family bathroom and the loft space. There are two generous double bedrooms, one positioned to the front aspect and the other overlooking the rear garden. The third bedroom sits to the front and would make an ideal single bedroom of office. The family bathroom completes the first floor accommodation and includes a low level WC, wash hand basin and panel bath with shower over. An airing cupboard provides extra storage.

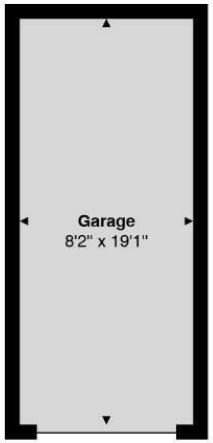
**Outside:**
To the front of the property is a neat lawned garden. The rear garden is a particularly pleasant feature of the home, offering a well proportioned and private outdoor space which is not overlooked. A paved patio sits directly off the conservatory, with steps leading up to a lawn with a second patio area at the top of the garden provides additional outdoor entertaining space.

**Garage:**
The property benefits from a garage situated nearby in a block, together with a driveway providing parking for up to three cars

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: 834 ft² (excluding garage)

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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