



## Delamere Gardens

Linslade, LU7 2XP

**Price £230,000**



**QUARTERS**  
YOUR NEXT MOVE



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We are delighted to offer for sale this two bedroom maisonette home located in the highly sought after area of Linslade and close proximity to local schools and amenities. The property is in good condition with accommodation comprising; Entrance hallway, lounge/diner, kitchen, two bedrooms and a bathroom. Additional benefits include double glazing, gas heating, private rear garden and a garage Viewing is highly recommended.

### Location:

Delamere Gardens 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.





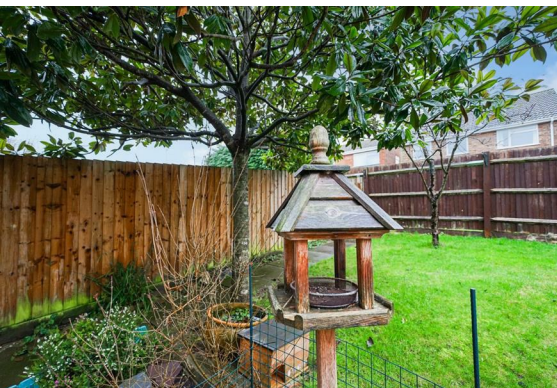


### Layout:

The internal accommodation is arranged across the ground floor and offers a comfortable, flowing layout. The property opens into a welcoming hallway that provides access to both bedrooms, bathroom and lounge/diner. The lounge/diner provides ample room for both seating and dining, creating a versatile central hub for everyday living. This leads through to the kitchen, which is thoughtfully arranged with a range of fitted units and worktop space, offering practicality while maintaining a connection to the rest of the home. The rear garden is accessed via the kitchen. There are two well-proportioned bedrooms, both capable of accommodating bedroom furniture with ease, with one making an excellent study. These are served by a neatly presented bathroom fitted with a modern suite.

### Outside:

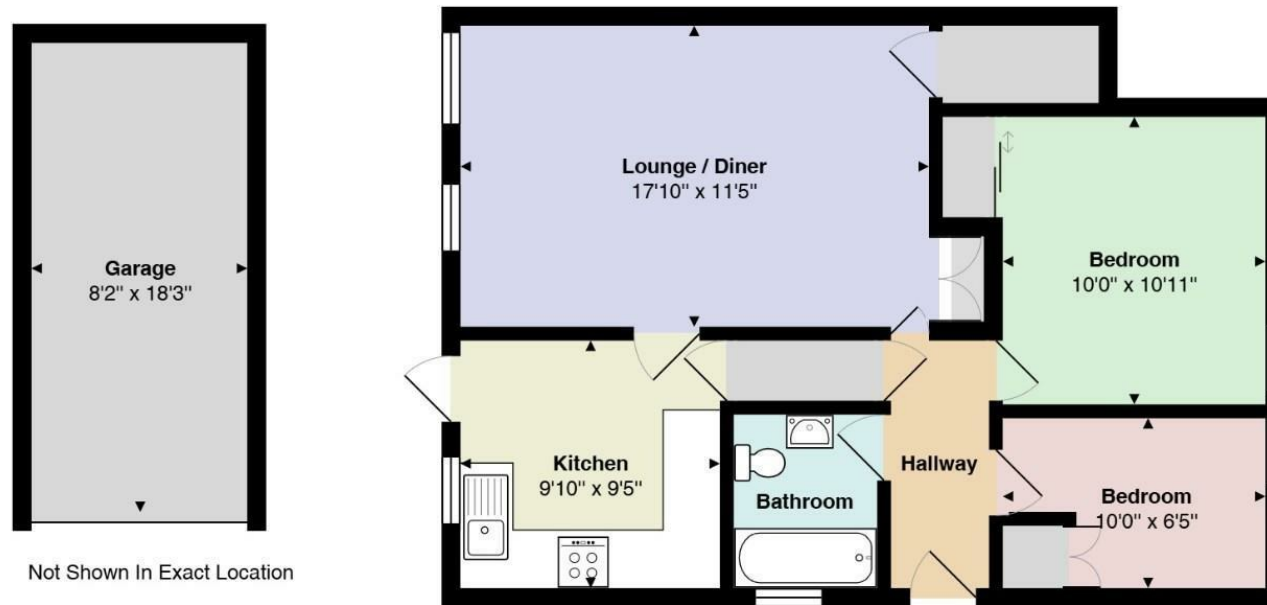
To the front is a paved path leading to the front door which is located to the side of the property. Additionally, the property benefits from a private rear garden, providing a pleasant outdoor space ideal for relaxing, entertaining, or low-maintenance gardening, and offering a valuable extension of the living accommodation. There is a garage located in a nearby block.



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: 765 ft<sup>2</sup>

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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