



Ashburnham Crescent
Leighton Buzzard, LU7 2PB

Price £495,000



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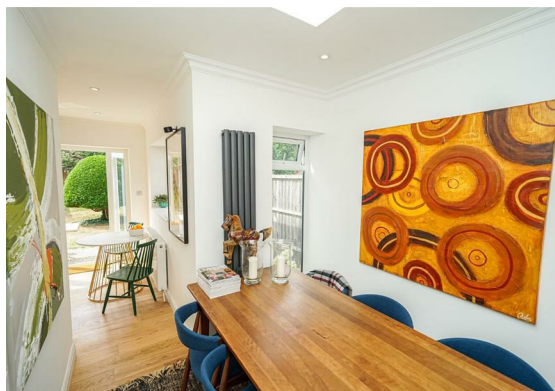
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We are delighted to present this exceptional extended three bedroom semi-detached bungalow, beautifully renovated to create a home that blends modern luxury with a wonderfully warm and welcoming feel. Tucked away in one of Linslade's most desirable locations – within easy walking distance of the mainline train station – this property is perfect for those looking for stylish single-level living without compromising on space, quality, or lifestyle. Accommodation comprises: Entrance hall, three bedrooms (master with ensuite and lean-to sitting area), sitting room, dining room, refitted kitchen/diner, utility room and a refitted shower room. Additional benefits include driveway parking, gas central heating and a stunning landscaped rear garden with a versatile insulated garden room. Viewing is highly recommended.

Location:

Ashburnham Crescent is situated in the ever popular Linslade, and boasts a range of individual family homes within a quiet cul-de-sac location. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this rare to the market location remains in high demand for people looking for a long term family home. 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 runs close-by, providing a range of benefits including scenic walks and canal-side pubs. Additionally the nearby 400 acre Rushmere Country Park provides an ideal day out for families of all ages.





Accommodation:

Step through the composite front door into a bright and airy entrance hall, where engineered oak wood flooring flows through the main living spaces, giving an immediate sense of cohesion and style. To the left, two generous double bedrooms await – the front with an elegant bay window that floods the room with natural light, and the second with a sleek refitted ensuite and a peaceful lean-to seating area, offering a private retreat with doors opening directly to the garden. To the right of the hall is the versatile third bedroom, equally suited as a cosy guest room or a quiet home study.

The heart of the home lies ahead – a comfortable sitting room that opens seamlessly into the dining area, creating a perfect space for family gatherings or entertaining friends. From here, the refitted kitchen/diner combines modern finishes with practicality, offering ample worktop space and room for a range of appliances. A separate refitted utility room keeps everyday tasks neatly tucked away, and a further stylish shower room adds to the home's versatility. There are French doors from the kitchen/diner opening into the stunning rear garden.

Outside:

Outside is where this property truly shines. The front is landscaped with a block paved driveway for two cars and gated side access, while the rear garden offers a private oasis to enjoy year-round. Paved and shingled patio areas are perfectly positioned for morning coffee or evening drinks, the lawn is framed with planting, and there are multiple tucked-away spots to relax in the sun or shade. A shed and summer house provide practical storage, while the purpose-built insulated outbuilding/garden room opens up endless possibilities – whether it's a creative studio, a home office, a bar, or a space for hobbies.



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.

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