



Broad Rush Green

Linslade, LU7

Guide Price £350,000



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Broad Rush Green, Linslade, LU7 2XA

Quarters are delighted to offer for sale this three bedroom end of terrace family home, ideally situated in a set back position, and within walking distance of local shops, amenities and the Mainline Train Station. The property is presented to the market in excellent order, and provides bright and airy accommodation comprising: Entrance hallway, 14ft lounge, refitted kitchen/ dining room, three bedrooms and a family bathroom. Additional benefits include double glazing, gas central heating, generous rear garden and garage. Viewing is highly recommended.

Entrance Hallway:

Enter via double glazed front door. Single panel radiator. Stairs to first floor. Door to:

Lounge:

14'0 x 12'0

Double glazed bay window to front aspect. Three single panel radiators. Television point. Telephone point. Storage cupboard under stairs. Door to:

Kitchen/ Dining Room:

15'4 x 11'5

Double glazed window to side aspect. Double glazed patio doors to garden. Single panel radiator. Refitted kitchen comprising stainless steel one and a half bowl sink with cupboard under. Further range of wall and base level units with roll edge work surface over. Integrated fridge freezer, washing machine, oven and hob with filter hood over. Tiling to water sensitive areas.

First Floor:

Landing:

Double glazed window to side aspect. Doors to all first floor rooms. Loft access.

Bedroom One:

14'10 x 8'8

Double glazed window to front aspect. Single panel radiator. Television point.

Bedroom Two:

8'10 x 8'8

Double glazed window to rear aspect. Single panel radiator. Built in wardrobes. Telephone point.

Bedroom Three:

11'3 x 6'5

Double glazed window to front aspect. Single panel radiator. Cupboard housing central heating boiler.

Bathroom:

Double glazed window to rear aspect. Heated towel rail. Refitted white suite comprising low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to all walls. Extractor fan.

Outside:

Front:

Mainly laid to lawn with paved path to front door. Gated access to rear.

Rear:

Paved patio areas with remainder mainly laid to lawn with mature plants and shrubs. Enclosed by panel fence borders. Gated access to front and rear. Courtesy door to garage.

Garage:

16'6 x 8'3

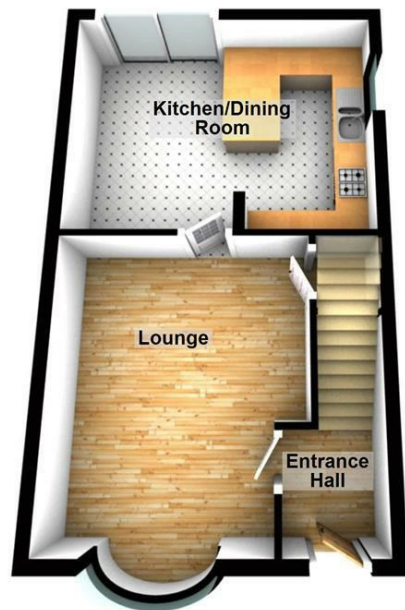
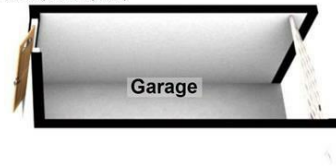
Access via up and over door. Courtesy door to garden. Power and lighting.

Agent's Note:

This is a freehold property. Council Tax Band: C

Floor Plan

Ground Floor
Approx. 49.5 sq. metres (533.0 sq. feet)

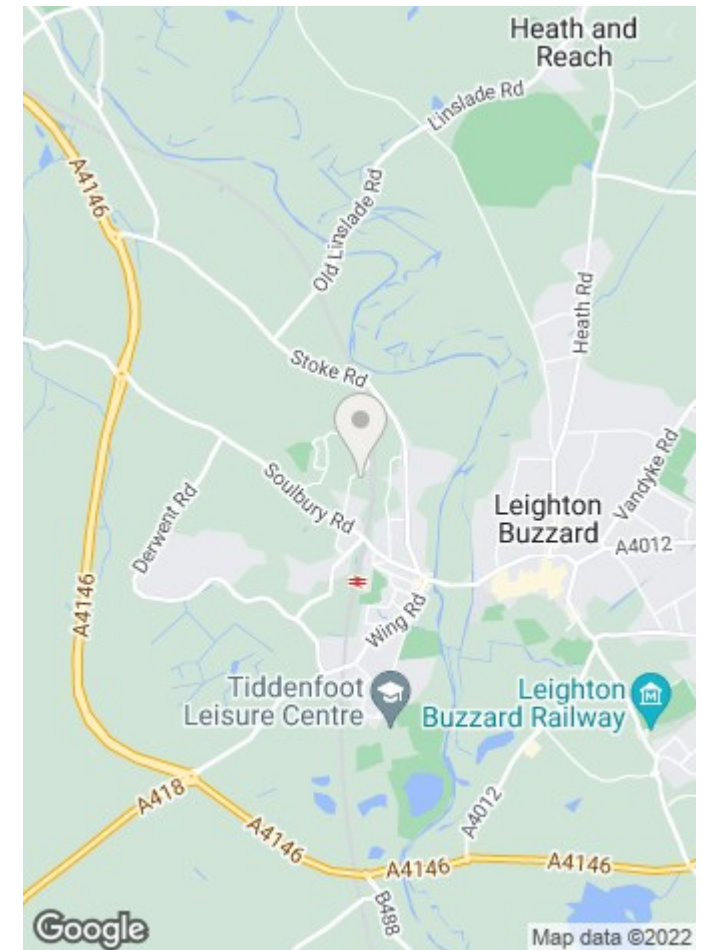


First Floor
Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 86.2 sq. metres (927.5 sq. feet)

Map



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