



Hawthorn Close
, Linslade, LU7 2SA

Price £400,000



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Quarters are delighted to offer for sale this extended three bedroom end of terrace family home located in the highly sought after area of Linslade, within catchment area for popular schooling and walking distance to the mainline train station. The property provides deceptively spacious and bright accommodation comprising: Entrance hallway, lounge which is open plan to the dining room, sun room, kitchen, cloakroom/WC, refitted utility room, three bedrooms and a refitted family bathroom. Additional benefits include further potential to extend, summer house, good size timber outbuildings with power, parking and a generous landscaped garden. Viewing is highly recommended.

Location:

Hawthorn Close remains a popular residential area 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. 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:

Enter into the bright and spacious hallway, there are stairs leading to the first floor with a cupboard under, and doors to the lounge and kitchen. The lounge is well proportioned with a fireplace to the centre and is open to the dining room with engineered wood flooring to both rooms. The dining room has a service hatch from the kitchen, and double glazed sliding doors to the sun room at the rear. The kitchen has ample Quartz work surfaces with inset sink, integrated dishwasher and spaces for cooker and fridge freezer. A door leads to the rear lobby, which provides access to the refitted utility room, cloakroom WC, and sun room. The sun room has bifolding doors to the rear, overlooking the patio area.



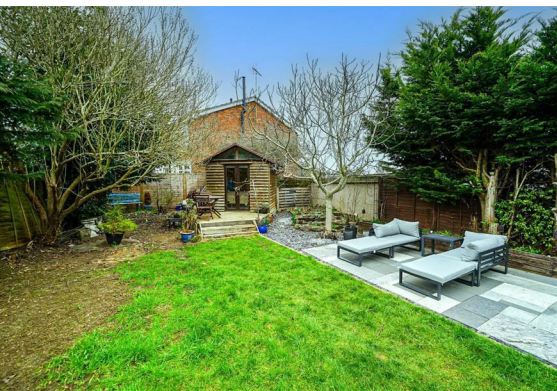


First Floor:

The landing is flooded with light via a generous window. There is an airing cupboard, loft access and doors to the bedrooms and family bathroom. The master bedroom is bright and spacious, with two built in wardrobes and plenty of wall space for further furniture. The second bedroom is a good sized double room with fitted wardrobes and overlooking the rear garden. The third bedroom benefits from an added Velux window to allow for plenty of light. The first floor is completed with a stylish refitted bathroom.

Outside:

To the front, a path leads to the front door and the remainder is laid mainly to lawn with mature trees and shrubbery. There is gated access to the rear and a car port with parking space to the front. Into the rear garden there is a raised paved patio area off the sun room, and a lengthy mature rear garden laid mainly to lawn, with mature shrubbery. A further patio area has been laid to granite with the surrounding area landscaped neatly with slate chippings and raised bedding. To the rear of the carport there is a timber outbuilding with power and lighting, currently used for storage, but equally usable as a home office space. The first room measures approximately 8'1 x 7'10, and the next room 7'9 x 7'x9. A timber shed has been added to the back of this building. At the foot of the garden is a summer house measuring approximately 8'6 x 7'3.



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: 1171 ft²

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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