Ashburnham Crescent

Linslade, LU7 2PB

Guide Price £775,000

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QUARTERS

YOUR NEXT MOVE

Ashburnham Crescent

Linslade, LU7 2PB

Quarters are delighted to offer for sale this extended four bedroom detached family home, ideally situated on this highly sought-after road in Linslade. The property has been extensively improved throughout by the current owners and now presents a stylish and versatile home finished to a high standard. Highlights include: Entrance hall, cloakroom/WC, lounge with bay window and wood burning stove, utility room, outstanding kitchen/dining/family room, four generous bedrooms, ensuite to master and refitted family bathroom. Further benefits include a private landscaped rear garden, a garden room/home gym, and a driveway providing ample off road parking. An internal viewing is highly recommended to appreciate both the quality of finish and the well-planned layout of this exceptional home.

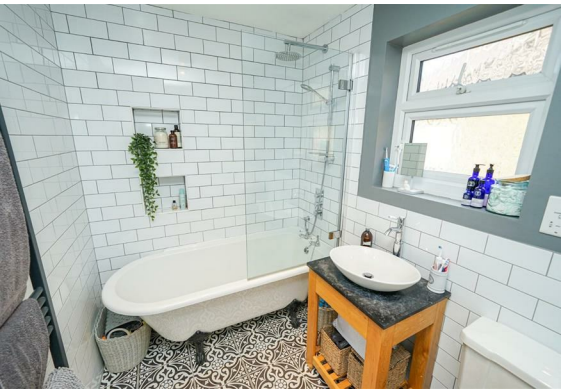
Location:

Ashburnham Crescent is a premium address within Linslade, highly regarded for its tree-lined setting and proximity to both excellent schooling and open countryside. For commuters, Leighton Buzzard mainline station is within walking distance and offers fast direct trains to London Euston in around 30 minutes. The town centre provides a range of shops, restaurants, cafés and leisure facilities, while the nearby Grand Union Canal and Rushmere Country Park offer miles of scenic walking and cycling routes. This property offers the perfect balance of family convenience and lifestyle appeal.

Ground Floor:

A composite front door opens into the welcoming hallway, where bright and neutral décor sets the tone for the home. Wood effect flooring flows underfoot and bespoke fitted understairs storage provides a practical and stylish solution. The lounge, set to the front of the property, is an elegant yet comfortable space featuring a curved bay window and a charming gas stove– a perfect spot to relax on winter evenings. Sitting centrally within the ground floor is a thoughtfully refitted cloakroom/WC, while a well-appointed utility room offers a range of wall and base units, butler sink, and plumbing for appliances.

The rear of the home opens into a truly stunning kitchen/dining/family room, designed for both everyday living and entertaining. The kitchen has been refitted with modern shaker-style wall, base and island units complemented by Quartz work surfaces. An island incorporates a breakfast bar, while integrated appliances include a dishwasher, with additional space for a range cooker and fridge freezer. There s underfloor heating which ensures maximum use of the space available. Velux windows introduce abundant natural light, while the wide expanse of bifolding doors seamlessly connects the space with the rear garden. With ample room for a family dining table and sofas, this exceptional open-plan room forms the heart of the home.



First Floor:
The sense of space continues upstairs, with a bright and airy landing leading to four well-presented bedrooms and the family bathroom. The master bedroom enjoys views over the rear garden and features twin fitted wardrobes. A beautifully appointed ensuite shower room includes a walk-in shower cubicle, twin wash hand basins set in vanity storage, and a low level WC. Bedroom two sits to the front aspect and is a generous double room, enhanced by a curved bay window and period-style feature fireplace. Bedroom three is also a well-sized double, with dual aspect windows to the side and rear, and wooden flooring. Bedroom four, positioned to the front, is currently used as a single room but would also be perfectly suited as a home office or nursery. The family bathroom has been finished to a high standard and features a three piece suite comprising semi-freestanding bath, vanity wash hand basin and low level WC.

Outside:
The front of the property is approached via a block-paved and gravelled driveway providing parking for multiple vehicles, with a low wall to the front border and neat shrubbery to the side. Gated access leads to the rear garden. The rear garden is both generous and private, designed with family living in mind. A paved patio extends across the rear of the property, perfectly placed for outdoor entertaining with direct access from the bifolding doors. A further patio area sits to the side, leading to the former garage which has been cleverly partitioned to provide a front storage area and a rear garden room, currently utilised as a home gym. Beyond the patio, a neatly kept lawn extends the length of the garden, enclosed by panel fencing with well-stocked shrub borders adding colour and interest.

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: 1478 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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