



Mentmore Road
Leighton Buzzard, LU7 2NZ

Guide Price £330,000



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Quarters are delighted to offer for sale this three bedroom end of terrace home situated within walking distance of the town centre and mainline train station, with trains running to London Euston in just 30 minutes. The property is in prime position, overlooking Mentmore Road Memorial Park, and is presented to the market in need of some modernisation, with accommodation comprising: Entrance hall, dining room, lounge, kitchen, bathroom, three bedrooms and a separate first floor cloakroom/WC. Additional benefits include gas heating, parking and a landscaped rear garden. Viewing is highly recommended.

Location:

Mentmore Road is among the most popular residential roads in Linslade. This property in particular is in a prime position directly opposite Mentmore Road Memorial Park. 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. The property is well situated for access to transport links, with trains to London Euston in as little as 30 minutes. The nearby by-pass provides easy access by road 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.





Ground Floor:

The entrance hall features a built in cupboard under the stairs and a door into the dining room. The dining room is situated in the heart of the ground floor, with an opening to the lounge at the front and door to the kitchen at the rear. There is plenty of space for a dining room table and stairs lead to the first floor. The lounge enjoys views out to the park, with a wood burning stove situated in brick fireplace providing a nice feature. The kitchen is fitted with a range of wall and base level units with roll edged work surface over, spaces for appliances and a door to the rear garden. At the end of the kitchen, a door leads into the family bathroom, which is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over. The bathroom is finished with complimentary tiling to all walls.

First Floor:

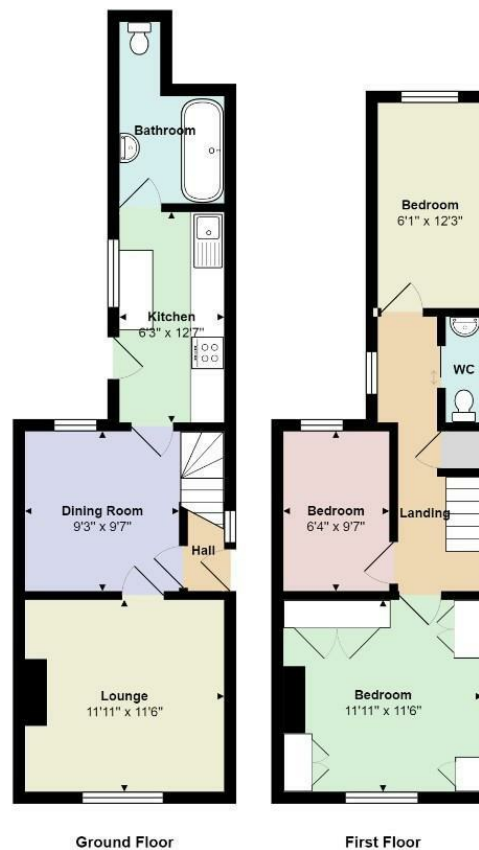
The first floor landing provides access to the loft, an airing cupboard, and doors to the three bedrooms and separate WC. The master bedroom is a good sized double room, with splendid views out to the park. There is wood effect flooring and a wealth of fitted wardrobes. The two remaining bedrooms are generous single bedrooms with space for a range of furniture, each facing the rear aspect. Conveniently, there is a separate first floor cloakroom/WC, fitted with a low level WC and vanity wash hand basin.

Outside:

To the front of the property is a garden area with mature shrubbery including a rosemary bush. A path to the side leads to the entrance door, and there is also gated access to the rear. The rear garden features a generous paved patio area, with steps leading to a lawn, bordered by a wealth of mature shrubbery, and there is also a timber shed. A gate leads to the rear driveway, which is suitable for parking a small/medium sized car.

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: 774 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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