



Bideford Green

Leighton Buzzard, LU7 2TY

Price **£550,000**



**QUARTERS**  
YOUR NEXT MOVE



# Bideford Green

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We are delighted to offer for sale this spacious four double bedroom family home, ideally located in the highly sought after area of Linslade and enjoying a pleasant outlook across the green. The property provides generous and versatile accommodation throughout, perfect for modern family living, and benefits further from a private westerly facing garden, driveway parking and a garage. Viewing is highly recommended.

## Location:

Bideford Green remains a popular residential area in desirable Linslade. 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.

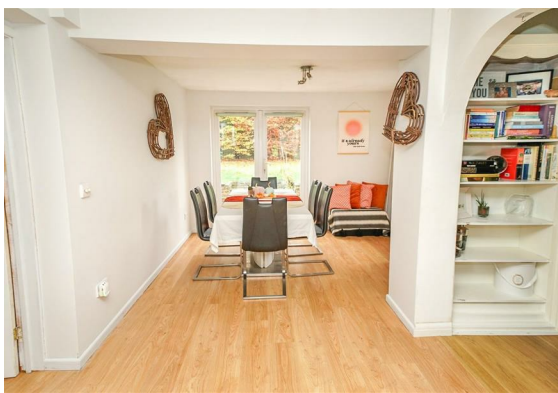
## Ground Floor:

A composite front door opens into a welcoming central hallway featuring wood effect flooring and a built-in airing cupboard. To one side sits a ground floor shower room, fitted with a three piece suite comprising a low level WC, wash hand basin and shower cubicle, complemented by tasteful tiling. The lounge is a bright and airy dual-aspect room, offering a wealth of space for comfortable seating and furniture. A connecting door leads through to the study/family room — a flexible space that could alternatively serve as a snug, playroom, or home office. The impressive kitchen and dining room span the full depth of the property, forming the true heart of the home. The kitchen is fitted with a comprehensive range of wall and base level units with roll-edged work surfaces over, an integrated dishwasher, and a stainless steel sink, with space for additional appliances. There's also a built-in larder cupboard for extra storage, and doors providing both side access and a connection to the utility room. The dining area provides an ideal setting for family meals or entertaining, with ample space for a large dining table and pleasant views of the rear garden through double glazed French doors that open onto the patio. Wood effect flooring continues seamlessly throughout the space, adding warmth and continuity. The utility room offers further wall and base units, additional appliance spaces, and a built-in storage cupboard. A courtesy door opens into the integral garage, which is supplied with power and lighting and presents scope for conversion (STPP).

## First Floor:

The first floor landing provides access to four generous double bedrooms, the family bathroom, and the loft. The principal bedroom overlooks the front aspect and benefits from a range of built-in wardrobes. A second front-facing bedroom enjoys an equally appealing view over the green, while the two rear-facing bedrooms both overlook the private garden — the larger of which also includes a built-in wardrobe. The family bathroom is fitted with a modern three piece suite comprising a low level WC, wash hand basin, and panel bath with shower over, finished with stylish tiling.

## Outside:







To the front, the property enjoys a generous driveway providing off-street parking and access to the garage, with the remainder laid to lawn and framed by mature shrubs. The rear garden is a particular feature of the home — private, enclosed, and benefiting from a westerly aspect that ensures plenty of afternoon and evening sunshine. A paved patio extends across the width of the house, providing the perfect space for outdoor dining or entertaining. Steps lead to a raised lawn bordered by planting and featuring a timber shed to one corner.



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: 1608 ft<sup>2</sup>

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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