



Himley Green
Linslade, LU7 2QA

Offers In Excess Of £375,000



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Himley Green

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We are delighted to offer for sale this stunning three bedroom semi-detached family home located in the highly sought after area of Linslade and walking distance to the mainline train station. The property is presented to the market in excellent order having undergone renovation throughout in 2024, with accommodation comprising; Entrance hallway, lounge, 17ft refitted kitchen/dining room, three bedrooms and a refitted family bathroom. Additional benefits include double glazing, gas central heating, front and rear gardens, garage and driveway parking. Viewing is highly recommended.

Location:

Himley Green 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:

Upon entering, the welcoming entrance hall provides access to the lounge and kitchen/dining room, plus there are stairs leading to the first floor with bespoke storage incorporated underneath. The lounge is a bright and inviting space, featuring a large window to the front aspect that floods the room with natural light. To the rear of the property the impressive 17ft kitchen/dining room has been refitted with a modern range of units and offers ample space for a family-sized dining table. There are a variety of integrated appliances plus spaces for a washing machine and fridge/freezer. The dining area is perfectly situated adjacent to double glazed sliding doors which open onto the rear garden, seamlessly blending indoor and outdoor living.





First Floor:

The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom and second bedroom are both generous double rooms, while the third bedroom is a versatile single room, ideal for use as a bedroom or home office. The family bathroom has been refitted with a fashionable suite including a low-level WC, wash hand basin, and panel bath with shower over,. The room is finished to a high standard, with complimentary tiling to floor and walls plus underfloor heating.

Outside:

To the front of the property a neatly maintained lawn is complemented by mature shrubbery, with a driveway providing off-road parking and leading to the garage. The rear garden offers a high degree of privacy, not being overlooked, and enjoys plenty of sunlight. It includes a paved patio area extending across the back and side of the property with the remainder laid to lawn and bordered by mature shrubbery, creating an ideal space for outdoor entertaining and relaxation.

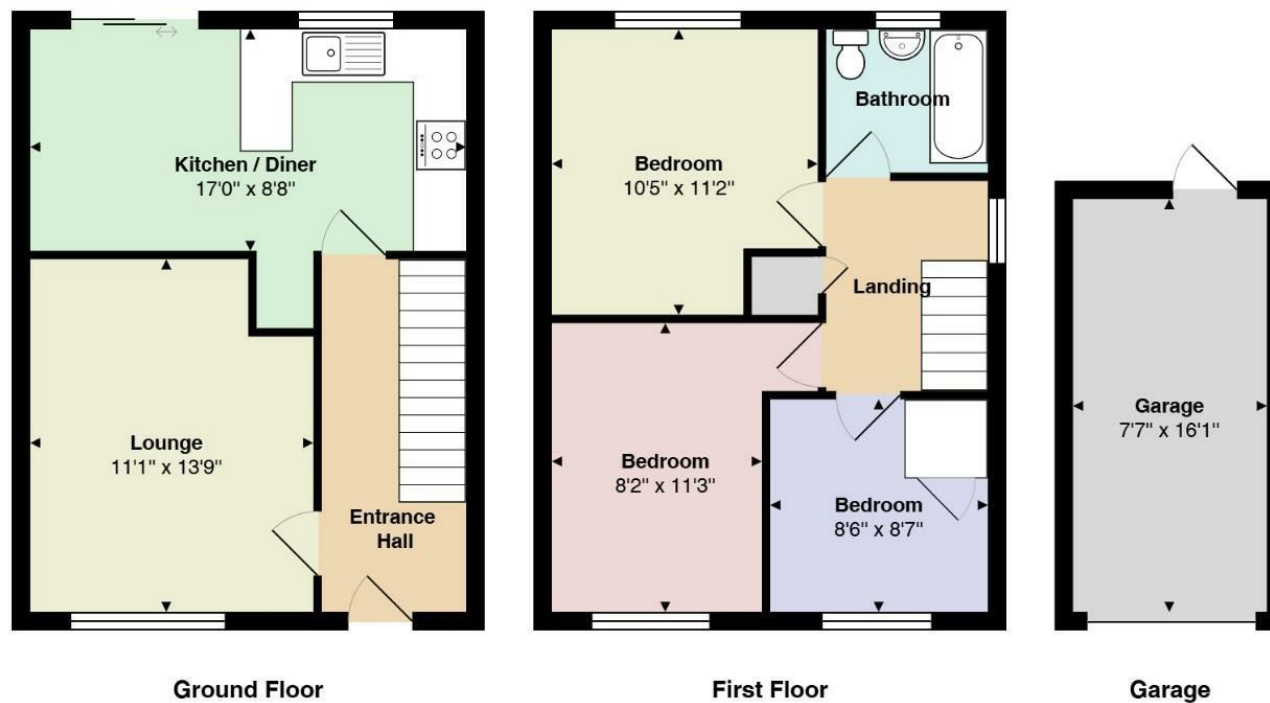
Garage:

The garage is accessed via an up and over door. There is power and lighting plus a courtesy door to the rear garden.



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: 896 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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