



Ashburnham Crescent  
Linslade, LU7 2PB

Price £650,000



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YOUR NEXT MOVE



## Ashburnham Crescent

Linslade, LU7 2PB

We are delighted to offer for sale with no upper chain this extended four bedroom semi-detached family home located in this highly sought after road in Linslade, and within walking distance of the mainline station and town centre. The property is presented to the market in excellent order throughout with bright and airy accommodation comprising: Entrance hall, kitchen/dining room, lounge, family room, utility lobby, cloakroom/WC, four generous bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, driveway parking and a private rear garden. Viewing is highly recommended.

### Location:

### Ground Floor:

Step through the front door into a welcoming entrance hallway featuring stairs to the first floor and a built-in understairs cupboard. To the left, the kitchen/dining room offers a spacious layout ideal for family dining. The kitchen is fitted with a range of wall and base units, roll-edged work surfaces, and integrated double oven and gas hob with hood. A family sized dining table can be comfortably accommodated, and French doors open onto the rear patio. To the right, the 22ft curved bay-fronted lounge enjoys a feature fireplace, providing an excellent focal point, and generous proportions for a range of furniture. Sliding doors lead to the versatile family room, another bright reception area with French doors to the garden. At the rear of the hall is the utility lobby, with space and plumbing for appliances, courtesy door to the rear garden, internal access to the family room, and a cloakroom/WC off.





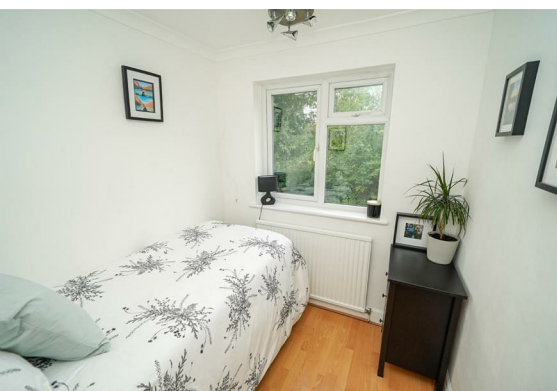


### First Floor:

The landing provides access to four well-proportioned bedrooms, a modern family bathroom, and an airing cupboard. The master bedroom at the front benefits from a refitted ensuite shower room. Bedroom two is a generous double with a curved bay window and fitted wardrobes to the front aspect. Bedroom three is a good-sized double overlooking the rear garden with built-in wardrobes, while bedroom four is a single bedroom ideal for use as a study or nursery. The family bathroom is fitted with a modern three-piece suite including a low level WC, wash basin, and panel bath with shower over.

### Outside:

To the front of the property is a generous driveway offering ample parking, as well as gated side access. The rear garden is a beautifully landscaped space featuring a paved patio area, mainly laid to lawn, and enclosed by mature shrubbery for privacy. The layout allows for both relaxed summer entertaining and everyday family enjoyment.



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: 1488 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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