



Camberton Road
Leighton Buzzard, LU7 2UP

Price £475,000



 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale this four bedroom detached family home, ideally positioned on one of Linslade's most sought-after residential roads. Enjoying a quiet and peaceful setting, yet within a short walk of the mainline train station and highly regarded local schooling, the property further benefits from a 2oft living room with open fireplace, a westerly facing rear garden, garage and driveway parking.

Location:

Camberton Road remains a popular non estate location in desirable Linslade, and boasts a range of beautiful family homes within a cul-de-sac setting. 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:

The entrance hall provides access to the cloakroom/WC and lounge, with stairs rising to the first floor. The lounge is a generous and well-proportioned space measuring approximately 20ft in length, allowing for a variety of seating arrangements. An open fireplace forms an attractive focal point, creating a warm and inviting atmosphere, particularly well suited to family living and evening entertaining. From here, the accommodation flows naturally through to the dining room, which provides a dedicated space for family meals and more formal entertaining, with French doors opening to the rear garden. This room enjoys a pleasant connection to the kitchen, making it both practical and sociable. The kitchen is fitted with a range of wall and base level units offering ample storage and preparation space, along with a selection of integrated appliances. A door from the kitchen provides convenient side access to the rear garden, ideal for everyday use and summer dining.





First Floor:

The first floor landing is a good size and provides access to all four bedrooms, the family bathroom and the loft space, making the layout practical and well balanced for family life. Each of the bedrooms is well proportioned, offering flexibility for growing families, guests or those requiring home working space. The main bedroom enjoys a comfortable layout with space for a double bed and additional furniture, while the remaining bedrooms are equally adaptable, lending themselves to use as children's rooms, guest rooms or a study if required. The family bathroom is centrally positioned and serves all bedrooms, completing the first floor accommodation.



Outside:

To the front, the property enjoys a low-maintenance lawned garden with a pathway leading to the front door, along with gated side access to the rear. The rear garden is fully enclosed and benefits from a desirable westerly facing aspect, allowing for plenty of afternoon and evening sunshine. Designed to be easily maintained, it features a paved seating area, a central lawn and decorative borders. A storage shed sits in a tucked away position within the garden and provides access through to the garage via a courtesy door.

Garage:

A driveway provides off-road parking and extends to the garage, which is accessed via an up-and-over door. A courtesy door opens into the rear garden via a timber storage shed.



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: 1076 ft² (excluding garage)

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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