



Ashburnham Crescent
, Leighton Buzzard, LU7 2PB

Guide Price £325,000



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Quarters are delighted to offer for sale this charming 1930s two bedroom semi-detached bungalow, ideally situated within easy walking distance of local shops, popular schooling, the picturesque Tiddenfoot Waterside Park and the Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property is presented to the market in need of modernisation, and with excellent potential to extend (STPP). Accommodation comprises: Entrance hallway, two bedrooms, lounge, dining room, kitchen, bathroom, porch and WC. Additional benefits include double glazing, gas heating, generous front garden with driveway parking and larger than average west facing rear garden. Viewing is highly recommended to appreciate the space and setting of this property.

Location:

Ashburnham Crescent is situated in the ever popular Linslade, and boasts a range of individual family homes within a quiet cul-de-sac location. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this rare to the market location remains in high demand for people looking for a long term family home. 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 runs close-by, providing a range of benefits including scenic walks and canal-side pubs. Additionally the nearby 400 acre Rushmere Country Park provides an ideal day out for families of all ages.





Ground Floor:

Enter via front door into the hallway, providing access to both bedrooms and the dining area. The master bedroom is a good size double with fitted wardrobes, which sits at the back of the property overlooking the spacious rear garden. The second bedroom is a generous single with a large window providing an abundance of natural light. The lounge at the front of the property provides ample seating space, and features a bay window and feature fireplace. The lounge opens into the generous dining space, with a south facing window bathing the room in natural light. At the rear of the property is a well proportioned kitchen comprising one and a half bowl sink, with a range of wall and base level units and ample work surface space. Additionally there is space for a washing machine and cooker. The kitchen further benefits from a deceptively large storage cupboard. The bathroom is situated at the back of the property, and is fitted with a panel bath and pedestal wash hand basin. There is a double glazed lobby to the side of the property, with a courtesy door to the dining room, and providing secure access from the front of the property to the rear garden. The lobby also provides access for the WC.

Outside:

At the front of the property is a well maintained lawn area, and driveway parking for one vehicle. There is a paved pathway leading to the front door and the porch at the side of the property. At the rear of the property is a generous westerly facing garden, with paved patio areas, well maintained lawns and mature plants and shrubs.



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



Ground Floor

Total Area: 655 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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