



Dickens Yard

Leighton Buzzard, LU7 2AR

Guide Price **£475,000**



QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale this rarely available four bedroom semi-detached family home located in this sought after road in Linslade and situated within a short walk to the mainline station, and catchment to popular schooling. The property is presented to the market in immaculate order, and offers spacious accommodation comprising: Entrance hall, lounge with bay window to front, generous kitchen/dining room, cloakroom/WC, four bedrooms (master with en-suite) and a family bathroom. Additional benefits include allocated parking, double glazing and landscaped rear garden. Viewing is highly recommended.

Location:

Dickens Yard is a modern and secluded cul-de-sac situated off the sought after Victoria Road in ever popular Linslade, and boasts a range of local shops, restaurants and amenities within walking distance. The mainline train station is a few minutes walk from the property with trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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 town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

Enter via a double glazed composite door into the hallway, which features a fine wood effect floor which continues seamlessly into the lounge. The hallway also provides access to the kitchen and cloakroom/WC, plus there are stairs leading to the first floor. The lounge enjoys a bay window to the front aspect, which introduces plenty of natural light, and there is room for a variety of living room furniture. The L-shaped kitchen/dining room sits at the rear of the property and has been finished nicely with a tiled floor. The dining area is perfectly situated to enjoy views and access to the rear garden via double glazed French doors. The kitchen has been fitted with a modern range of shaker style units with ample roll edged work surface over. Integrated appliances include a dishwasher, fridge freezer, double oven and five ring gas hob with hood over. There is also space and plumbing for a washing machine.





First Floor:

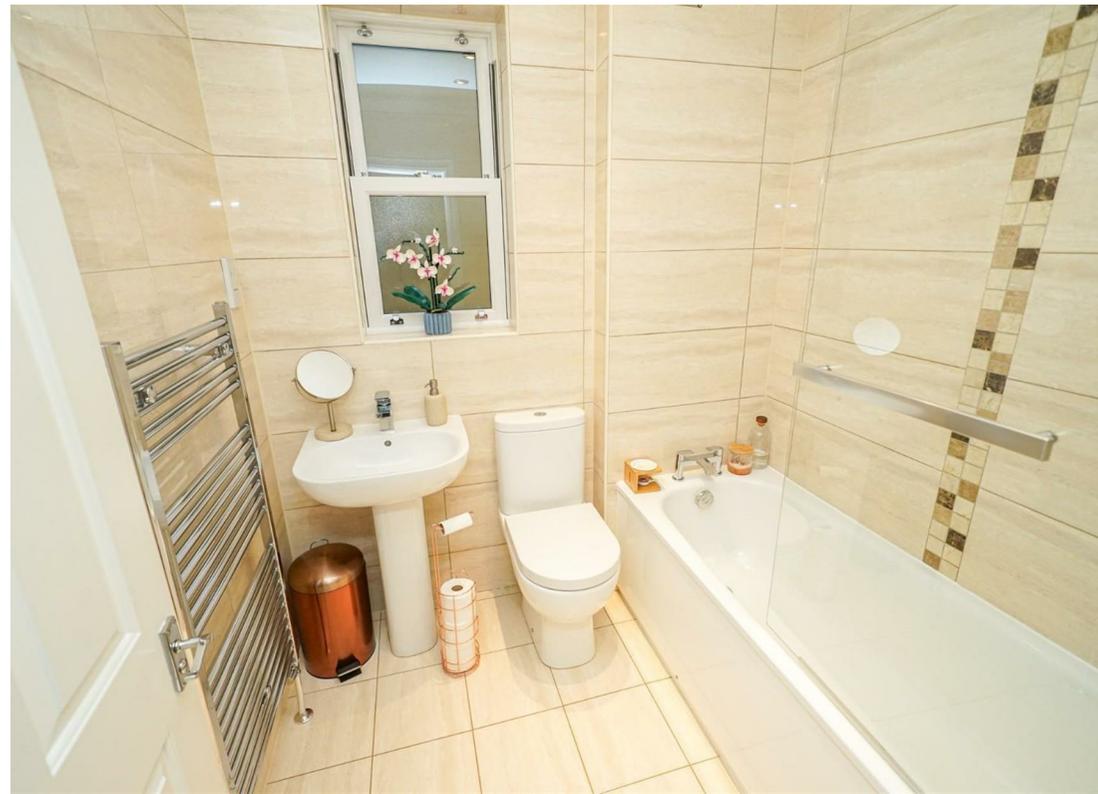
The first floor landing provides access to the three first floor bedrooms and family bathroom. There is also a built-in airing cupboard and stairs leading to the second floor. To the front is a good sized double bedroom, with two further generous bedrooms at the rear, each providing space for a range of bedroom furniture. The family bathroom sits centrally and has been fitted with a white suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over. There is complimentary tiling to the floor and walls, giving a fine finish.

Second Floor:

The stairs arrive into the master bedroom, which is a bright and airy room with an impressive amount of space. There are built-in wardrobes and eaves storage, with plenty of room remaining for a large bed and a variety of additional furniture. The room also enjoys use of an ensuite shower room which is fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and walk-in shower cubicle, with complimentary tiling to the floor and walls.

Outside:

The property is within a small courtyard with allocated parking plus visitors provisions. A path extends to the front door, and there is gated access to the rear. The rear garden has been landscaped to include a paved patio area across the rear of the property, with the remainder laid mainly to lawn and enclosed by panel fencing.



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: 1201 ft² (excluding eaves storage)

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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