



Blakedown Road
Leighton Buzzard, LU7 2XJ

Offers In Excess Of £350,000



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*** VIEWINGS TO COMMENCE SATURDAY 7TH MARCH 2026 ***

We are delighted to offer for sale with no upper chain this beautifully presented three bedroom semi-detached family home, located in the sought-after Blakedown Road area of Linslade. The property enjoys light and well-proportioned accommodation, and upgrades including a refitted bathroom, new electrical consumer unit and replacement double glazing. There is also excellent potential to extend (STPP), with lapsed planning permission to add a fourth bedroom above the garage. With excellent access to local parks, schooling, shops and transport links, this is a superb home for families and professionals alike.

Location:

Blakedown Road remains a popular residential location in the desirable Linslade area, and boasts a range of well proportioned 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 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:

A composite front door opens into the porch with a door opening to the lounge. The lounge is a bright and comfortable reception room, offering ample space for a range of furniture and creating a relaxed family living area. The room spans the width of the property, and there are stairs leading to the first floor. A door leads to the open-plan kitchen/dining room, which sits across the rear. The kitchen is fitted with a range of wall and base level units providing good storage and work surface space, along with spaces for a variety of appliances. The dining area comfortably accommodates a family sized dining table and is well positioned to enjoy views of the rear garden. A door from the kitchen/dining room opens to the garden, making everyday life and garden access practical and convenient. To the rear of the garage there is a fitted store room, providing useful additional space — ideal for storage, gardening equipment, or workshop use.





First Floor:

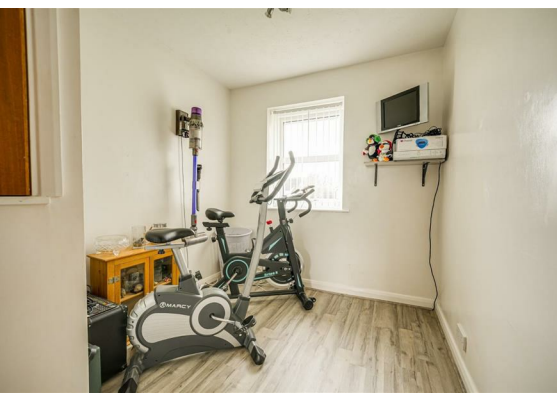
The landing provides access to all three bedrooms and the family bathroom, along with loft space. The master bedroom is a good sized double room, offering comfortable proportions for bedroom furniture. Bedroom two is also a double room, again capable of accommodating a variety of furnishings, while bedroom three is a well-proportioned single room suitable for a child's bedroom or home office. The family bathroom has been refitted with a stylish three piece suite including low level WC, wash hand basin and panel bath with shower over, finished with quality tiling to water sensitive areas.

Outside:

To the front of the property is a driveway providing off street parking and extending to the garage. A path leads to the front door, with neat borders adding to the attractive frontage. The rear garden enjoys a generous space, laid mainly to lawn and enclosed by fencing for privacy. A paved patio area sits adjacent to the house, offering an ideal setting for outdoor seating and entertaining. The garage is accessed via an up and over door from the driveway and features a useful store to the rear which enhances the property's storage options.

Agents Note:

Additionally, there is expired planning permission to extend the first floor across the width of the garage to create a fourth bedroom, with the property's position adjacent to a pathway making this possible. Although the planning has now lapsed, these plans could be resubmitted by a new owner and are subject to the necessary planning consents.



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: 954 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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