



Melfort Drive  
Leighton Buzzard, LU7 2XN

Guide Price £600,000



 **QUARTERS**  
YOUR NEXT MOVE

# Melfort Drive

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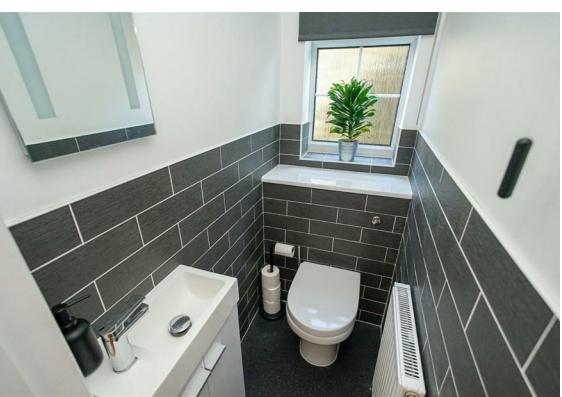
We are delighted to offer for sale with no upper chain this rare to the market double storey extended five bedroom detached family home located in the highly sought after area of Linslade, which is within walking distance of the mainline Train Station and catchment area of popular schooling. The property is presented to the market in excellent order, with spacious accommodation comprising: Entrance hallway, lounge, dining room, refitted kitchen/diner, cloakroom/WC, five generous bedrooms (master with refitted ensuite) and a refitted family bathroom. Additional benefits include, garage, driveway parking, double glazing, gas heating and a southerly facing rear garden. Viewing is highly recommended.

## Location:

Melfort Drive 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:

Enter via a double glazed composite front door into the hallway, which provides access to the dining room, lounge, kitchen/diner, cloakroom/WC and garage, plus there are stairs leading to the first floor. The formal dining room has ample space for a family sized dining table plus additional furniture, and the room could also be used as a play room or snug, if desired. The lounge benefits largely from a rear extension, with double glazed doors giving pleasant views of the rear garden and flooding the room with light due to its southerly aspect. There is plenty of space for a variety of living room furniture. The kitchen/dining room also benefits from the rear extension. The dining area has plenty of room for a table plus fridge freezer, and there is a courtesy door to the side. The room opens via an archway to the kitchen, which has been refitted with a range of modern glossy wall and base level units. Integrated appliances include a dishwasher, oven and hob with hood over. The cloakroom/WC has been refitted with a modern low level WC and vanity wash hand basin. The integral garage is home to the central heating boiler. The front can be accessed via an up and over garage door, whilst there is also a courtesy door to the side.





#### First Floor:

A surprising feature of the first floor is a fantastic lengthy landing, which gives a welcoming feel and seamlessly connects to the bedrooms and family bathroom, plus there is a built-in airing cupboard and access to the loft space. At the end of the landing there is space to site a desk. There are five generous bedrooms, making this perfect for families of all ages. A double bedroom that faces the front aspect enjoys the added benefit of an ensuite bathroom, refitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over. The bedroom also includes fitted wardrobes. Each of the four remaining bedrooms allow plenty of space for a variety of furniture. The family bathroom is a good size, and is refitted with a four piece suite comprising of a low level WC, vanity wash hand basin, panel bath and quadrant shower cubicle. There is complimentary tiling to water sensitive areas, perfectly suited to the modern suite.

#### Outside:

To the front of the property a block paved driveway provides ample parking, and this extends to the garage and front door. There is also an electric vehicle charging point. The remainder is laid mainly to lawn, with potential to extend the driveway, if required. The rear garden enjoys a southerly aspect, with plenty of sunlight to be enjoyed throughout the day. A generous paved patio area extends from the rear of the property. The remainder of the garden is laid mainly to lawn with a wealth of mature shrubbery to the borders.

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



## 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.