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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



# Linslade

OFFERS IN EXCESS OF

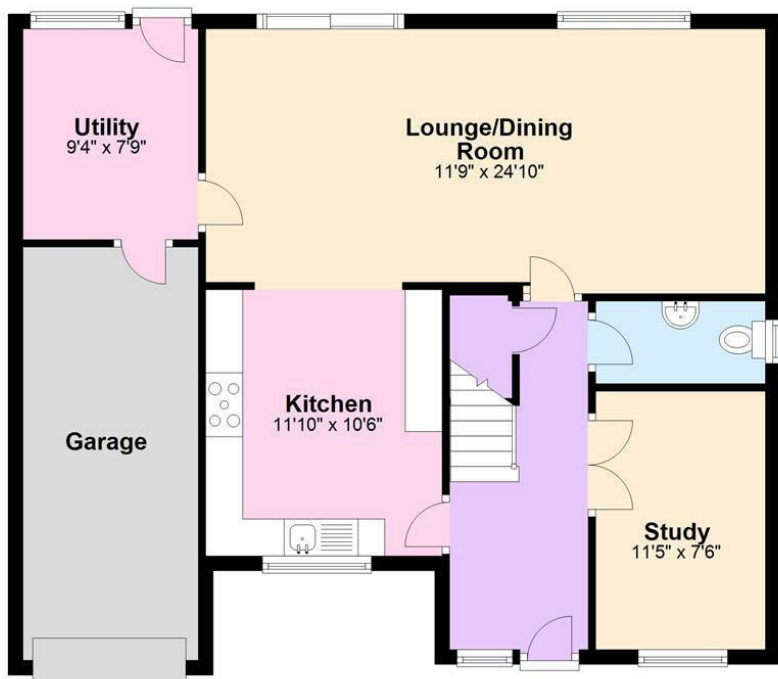
£475,000

A superbly presented four bedroom family home situated in a quiet, residential cul-de-sac in the sought after area of Linslade. The property benefits from generously proportioned rooms throughout, a double width driveway and garage and is a 4 minute walk from Leighton Buzzard railway station serving Euston. An internal inspection is essential.



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**Ground Floor**  
Approx. 867.7 sq. feet

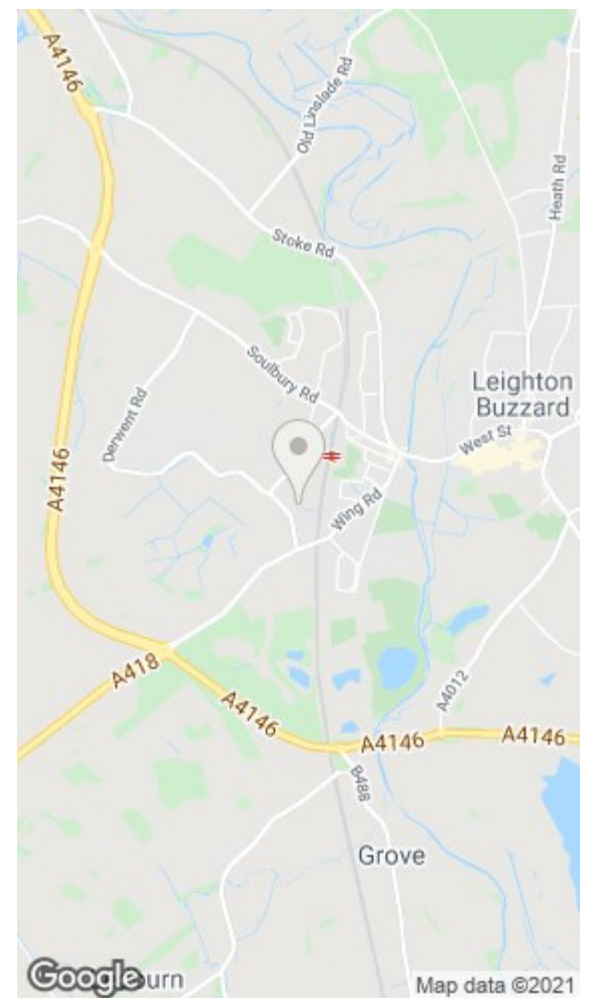


**First Floor**  
Approx. 589.0 sq. feet



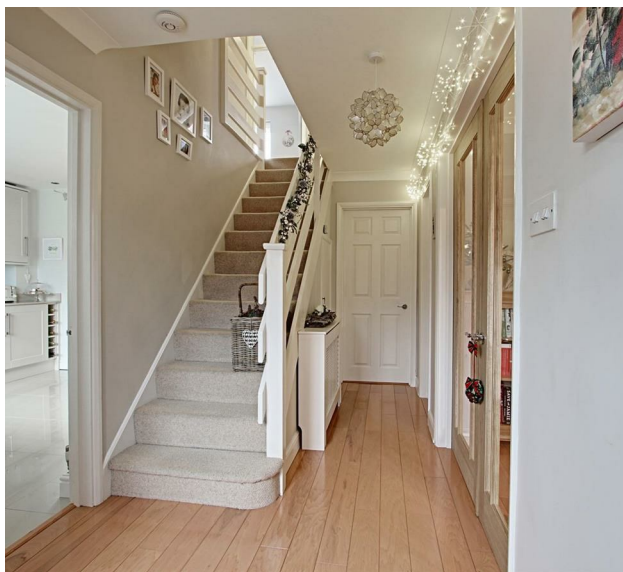
Total area: approx. 1456.8 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(81 plus) <b>A</b>	
(81-91) <b>B</b>		(61-80) <b>B</b>	
(69-80) <b>C</b>		(51-60) <b>C</b>	
(55-68) <b>D</b>		(39-50) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(11-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





#### On Your Doorstep

An extensive range of shopping, recreational, schooling and leisure facilities are available at the nearby town of Leighton Buzzard which holds market twice weekly. Also close by is the world famous Champneys Health Resort & for the children and grand children Mead Open Farm. Just on the Bedfordshire/Buckinghamshire border with The River Ouzel and Grand Union Canal which are perfect for a summer stroll, there's a local farm shop and riding school also close by. Milton Keynes is only a short drive away (15 miles) with its Intu shopping centre offering a large selection of high street brand stores.

#### Local Schooling

Leighton Buzzard and Linslade offer a wealth of schooling options for primary, middle and secondary with the local Greenleas Primary School being OFSTED Outstanding rated. Linslade Middle is OFSTED rated Good and Cedars Upper School also being rated Good and both only a 10 minute walk away.

#### Commuting

The property is approximately a 2 minute walk to Leighton Buzzard railway station ( FAST TRAIN TO EUSTON STATION ONLY 30 MINUTES ) and benefits from excellent commuter links to include close proximity to the A5, A4146 AND M1 as well as neighbouring town and villages with a host of local amenities.. For international travel Luton airport is just under 17 miles away.

#### Agents Notes

Thank you for showing an interest in a

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property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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