



Ashburnham Crescent, Linslade, LU7 2PB

£685,000





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- Beautifully Presented Throughout
- Stunning Period Features
- Sought After Cul De Sac in Linslade
- 15Ft x 15Ft Kitchen/Diner & Utility area
- En-Suite to Master Bedroom
- Four Bedrooms
- Bay Fronted Semi-Detached House
- 22Ft Lounge Area
- Walk to Mainline Train Station in 11 Minutes!
- No Upper Chain

BEAUTIFULLY PRESENTED DOUBLE BAY FRONTED SEMI DETACHED PERIOD HOME | SOUGHT AFTER CUL DE SAC IN LINSLADE | FOUR BEDROOMS | EN-SUITE TO MASTER | EXTENDED TO SIDE & REAR | NO UPPER CHAIN | LESS THAN 600 YARD WALK TO MAINLINE TRAIN STATION

M & M Properties are extremely delighted to offer for sale this EXTENDED AND BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME situated at the foot of the heavily sought after and rarely available non-through road in Linslade, Ashburnham Crescent which comes just a VERY SHORT WALK TO THE MAINLINE TRAIN STATION, PERFECT FOR COMMUTING TO LONDON.



Location
Ashburnham Crescent is a popular and secluded cul de sac located just off Mentmore Road on the outskirts of Linslade, making it particularly convenient for the commuter, being only 600 yards from mainline train station providing a direct line into London Euston and also walking distance into the town centre offering a wealth of local amenities including pubs, bars, restaurants, shops, supermarkets as well as a vibrant twice-weekly charter market.

There is also the local Tiddenfoot leisure centre on the doorstep with a gym, host of sports facilities and a swimming pool. In addition to this there are various picturesque parks close by, which are ideal for dog walking and scenic walks which include the Mentmore Road memorial park, Linslade recreational ground and Tiddenfoot waterside park.

Making this an ideal family home location are the wide selection of schools for all ages within the area and less than a mile walk, which include Linslade, Pulfords and Southcott lower schools, Leighton and Linslade middle schools and then Cedars Upper School.

Entrance Hallway	
Kitchen/Diner	15'9" x 15'1" (4.82m x 4.62m)
Living Room	22'8" x 12'0" (6.92m x 3.67m)
Study/Home Office	12'7" x 9'11" (3.86m x 3.04m)
Utility Area	12'8" x 6'11" (3.87m x 2.11m)
Downstairs WC	4'5" x 6'11" (1.37m x 2.11m)
First Floor Landing	
Master Bedroom	12'6" x 15'1" (3.83m x 4.62m)
En-Suite	3'0" x 11'3" (0.92m x 3.44m)
Bedroom 2	13'8" x 11'11" (4.18m x 3.64m)
Bedroom 3	11'2" x 11'11" (3.42m x 3.65m)
Bedroom 4	7'11" x 6'11" (2.43m x 2.12m)
Family Bathroom	5'8" x 5'8" (1.75m x 1.75m)





Accommodation

The property has very spacious rooms throughout, which are typical of a home of this era and the accommodation is set over two floors with the added opportunity to convert the loft if required. The ground floor has the benefit of large open areas with the garage being converted so there now being three main reception rooms. As you enter the property through the stained glass front door there is a traditionally wide entrance hall which connects to the kitchen on the left and the living room on the right along with two handy storage cupboards under the stairs.

The kitchen is a lovely open and bright space, with ample room for a large family dining table and entertaining guests with French doors that lead directly out onto the rear patio seating area. The kitchen itself comes fully fitted with a range of wall and base level units, roll top worksurfaces, an inset sink/drainage with mixer tap, built in eye level electric oven and grill, gas hob with an extractor fan. There is space for appliances to include a dishwasher and fridge/freezer, however there is a large utility room which offers space for a washing machine, tumble dryer and has an additional sink and tap. Also in the utility area is access into the downstairs WC.

The main living room is a very generous size being 22ft in length, benefitting greatly from a beautiful curved bay window at the front, decorative gas fireplace with ornate hearth surround and also tall ceilings creating ample amount of natural light. Lastly completing the downstairs is a separate home office/study room making the ideal working from home set up and can also be used for an additional sitting room, gym set up or play room for children.

Stairs rise up to a spacious first floor landing which butterflies to each side of the house. To the left is a fantastic master bedroom which has built in storage, ample space for a dressing area and also comes with an en-suite shower room. To the right off the landing are three additional bedrooms (two generous doubles and one smaller single) as well as the main family bathroom. There is access into the large loft area which can offer the opportunity for conversion for extra bedrooms or reception rooms should it be needed.

The property comes fully double glazed. Heating is by gas to radiator central heating and powered by a gas boiler. Mains water and drainage are connected.

Gardens

The property sits on a generous sized plot with large garden and frontage. At the rear is a private, well maintained garden space with a scenic woodland feel provided by the wide range of decorative trees and planted feature bushes, as well as a large redwood tree.

The garden comes mainly laid to lawn with flower bed borders and a paved patio seating area off the foot of the house with two sets of French doors leading back into the reception rooms. Gated side access allows storage for a shed and for easy entry through to the front.

Parking

The property has a driveway to the front which provides off road parking for multiple vehicles.

Tenure

We as agents can confirm this property is Freehold.

Council Tax Band

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Floor Plans



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

Location Map



Energy Performance Graph

