



Bideford Green Leighton Buzzard

- Complete onward chain
- Garage with EV charging point
- Separate reception rooms, kitchen/diner and conservatory
- Low maintenance garden
- Generous bedroom sizes
- Viewing recommended

Price £490,000 Subject To Contract



24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
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Layco Properties proudly presents this spacious four double bedroom, three bathroom family home in Linslade, situated in a cul-de-sac within walking distance of schools, shops, parks and the train station. The home is well presented and a viewing is highly recommended.

The home boasts generous living accommodation with separate reception rooms, open plan kitchen/dining room plus a conservatory. There is also a modern shower room and an integral garage with EV car charging point.

Upstairs the home offers four double bedrooms, en-suite shower room and a refitted family bathroom.

Outside there is a spacious driveway to the front and a low maintenance rear garden that includes a large patio for entertaining and an area laid with artificial turf.

Accommodation:

Entrance hall: with tiled floor, storage cupboard and stairs to the first floor.

Shower room: fitted with a modern suite comprising; WC, hand basin with storage beneath, shower cubicle, heated towel radiator, window to the front aspect.

Living room: a large reception room with window to the front aspect and double doors to the garden.

Snug: a second reception room with window to the rear garden and door to the kitchen.

Kitchen/diner: fitted with a range of wall and floor mounted units with worktops above and a fitted double sink unit. Built in double oven, electric hob and spaces for a dishwasher and further white goods. Open plan to the dining area with door to the integral garage.

Conservatory: with double doors leading out to the garden.

Landing: access to loft and airing cupboard.

Bedroom one: a double bedroom with fitted wardrobe and en-suite comprising; shower cubicle and hand basin Please note the en-suite needs replacing.

Bedroom two: a double bedroom with fitted wardrobe and window to the rear aspect.

Bedroom three: a double bedroom with window to the front aspect.

Bedroom four: a double bedroom with window to the rear aspect.

Bathroom: refitted with a modern suite comprising; WC, hand basin and P- shaped bath with shower above. Tiled floor, partially tiled walls, heated chrome towel radiator and window to the rear aspect.

Garage: an integral garage with up and over door, power, light and an EV car charging point.

Front: driveway parking for four cars and garden area laid to lawn.

Rear garden: large patio ideal for entertaining, area of artificial turf and area of shingle leading to two sheds and gated rear access.

General: Freehold, Central Bedfordshire Council, Southcott management company annual charge circa £100, gas to radiator central heating, council tax band: D, EPC:



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