



14 Himley Green | Linslade





**\*\*FOUR DOUBLE BEDROOMS\*\*OVER 1500 SQUARE FOOT\*\*500 YARDS TO STATION\*\*19FT MASTER BEDROOM\*\*21FT LIVING ROOM\*\*KITCHEN/BREAKFAST ROOM\*\*ADDITIONAL FAMILY ROOM/STUDY AREA\*\***

M & M Properties are pleased to offer this STUNNING AND LARGER THAN AVERAGE FOUR DOUBLE BEDROOM FAMILY HOME, situated tucked away within a QUIET CUL DE SAC location in LINSLADE, just 500 YARDS OF THE TRAIN STATION. The property has been much improved by the current owners to a high standard and presented ready to move into. The property comes set over two floors and with highly spacious ACCOMMODATION IN EXCESS OF 1500 SQUARE FEET.

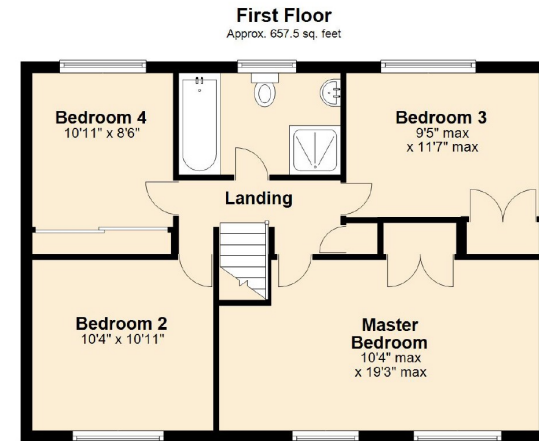
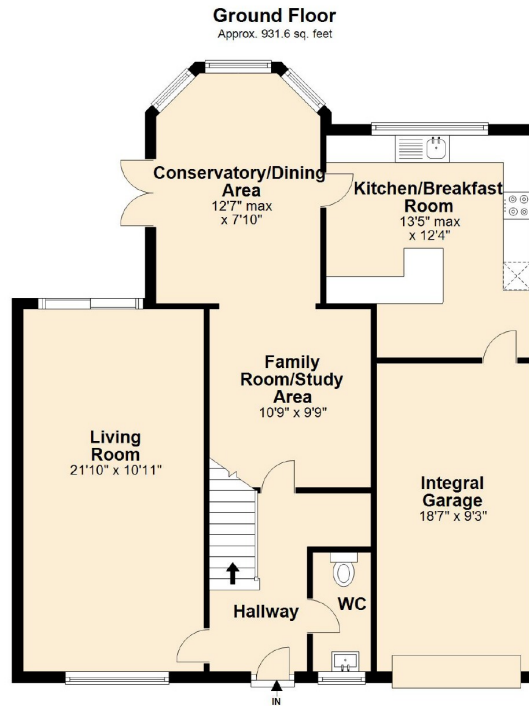


To the ground floor there is an entrance hallway with DOWNSTAIRS WC, a 21FT DUAL ASPECT LIVING ROOM, an additional FAMILY ROOM/STUDY AREA, a conservatory which can be used as a good sized dining area and finally a KITCHEN/BREAKFAST ROOM fitted with a range of units and Integrated appliances. Stairs lead up to the first floor landing with access into FOUR DOUBLE BEDROOMS and a LARGE FOUR PIECE FAMILY BATHROOM.

To the exterior of the property is a good sized plot. At the front is a DRIVEWAY AND INTEGRAL GARAGE, high bushes creating a good degree of privacy. To the rear is a fully enclosed garden with paved patio seating area, mainly laid to lawn with a range of feature planted borders and apace for large shed.

Additional benefits to the property include Gas to radiator central heating, UPVC double glazing with the majority fitted with high specification Plantation style shutter blinds, cavity wall insulation, numerous storage cupboards with loft access and an integral garage which offers potential for conversion subject to planning permission.





Total area: approx. 1589.0 sq. feet

Local people working for you



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IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is of any point of particular interest to you, please contact the office. The apparatus, equipment, fittings and services have not been checked & therefore it is in the purchases interest to establish the working condition of any appliance included. Personal items such as furnishing which may be shown in 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 for room layout purposes only. It does not constitute or form part of a contract. Doors maybe hung in opposite directions.