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37 Springfield Road, Leighton Buzzard, LU7 2QS

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Guide Price £500,000

- FOUR BEDROOM EXTENDED PERIOD FAMILY HOME
- WALKING DISTANCE TO THE MAINLINE STATION WITH DIRECT TRAINS TO LONDON EUSTON
- OPEN-PLAN DINING ROOM WITH WOOD-BURNING STOVE
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- WEALTH OF ORIGINAL CHARACTER FEATURES THROUGHOUT
- HIGHLY SOUGHT-AFTER LINSLADE LOCATION
- BEAUTIFUL BAY-FRONTED LOUNGE WITH FEATURE FIREPLACE
- COUNTRY-STYLE KITCHEN OPENING TO A VERSATILE FAMILY ROOM
- GENEROUS LANDSCAPED REAR GARDEN WITH RAISED DECKING AREA
- INTERACTIVE VIRTUAL TOUR

Situated on one of Linslade's most sought-after residential roads, just a short walk from the mainline railway station with direct services into London Euston, this beautifully presented and thoughtfully extended four-bedroom period home perfectly combines timeless character with modern family living. Retaining an abundance of original features while offering spacious and versatile accommodation across three floors, this exceptional home enjoys a generous private rear garden and is ideally positioned for highly regarded schools, the town centre and picturesque walks along the Grand Union Canal.

Stepping inside, the welcoming entrance hall immediately showcases the home's period charm, featuring an attractive tiled floor and stained-glass front door. The elegant lounge enjoys a beautiful bay-fronted window and feature fireplace, creating a warm and inviting space to relax. Flowing seamlessly through to the dining room, a charming wood-burning stove with bespoke built-in shelving creates an ideal setting for family meals and entertaining.

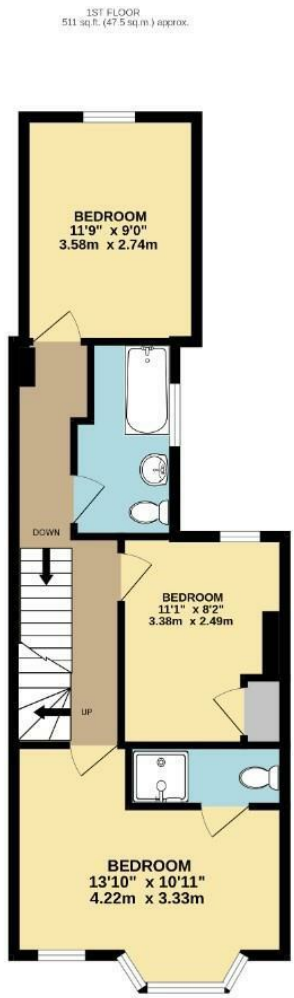
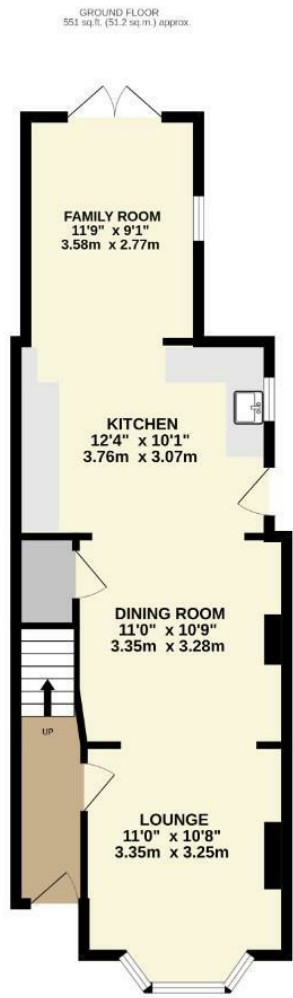
To the rear, the country-style kitchen is fitted with an array of floor and wall mounted units complemented by generous worktop space, integrated fridge/freezer, butler sink and Velux windows that flood the room with natural light. The kitchen opens into a bright and versatile family room, offering the perfect space for everyday living, a playroom or home office, with patio doors opening directly onto the rear garden.

The first floor landing provides access to three well-proportioned bedrooms, including a generous principal bedroom with a beautiful bay window and a stylish en-suite shower room. Two further bedrooms overlook the rear garden and are served by an elegant family bathroom featuring a classic roll-top bath, wash hand basin and WC.

The second floor offers an impressive fourth double bedroom, enjoying pleasant views across the rear garden and benefiting from extensive eaves storage, making it an ideal guest suite, teenager's bedroom or peaceful home office.

Externally, the property continues to impress. The attractive front garden is enclosed by a traditional brick wall with a feature tiled pathway leading to the storm porch entrance. To the rear, the beautifully established garden offers a wonderful space for both entertaining and family enjoyment, featuring a raised decking area ideal for outdoor dining, steps leading down to a generous lawn surrounded by mature trees and shrubs, together with a useful timber storage shed.

Homes of this quality and character, in such a desirable Linslade location, rarely remain available for long. Early viewing is highly recommended to fully appreciate everything this exceptional family home has to offer.



TOTAL FLOOR AREA : 1251sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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