



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

49 Heath Court, Leighton Buzzard, LU7 3JR

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Guide Price £900,000

- FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN/DINING ROOM
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- OFFICE
- EXTENDED
- THREE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM and SEPARATE UTILITY ROOM
- EN-SUITE TO MAIN and GUEST BEDROOM
- DOUBLE GARAGE
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this beautiful four bedroom detached family home, set within one of the most sought after residential roads in Leighton Buzzard and within walking distance of Rushmere Country park.

This spacious home offers versatile and flexible living accommodation, that has been extended over the years gaining more living space and a further double bedroom.

As you step through the front door you are greeted by a sizeable hallway with doors opening to the lounge, which leads to a further sitting room that opens up to a conservatory and overlooks the beautiful rear garden. The well appointed kitchen/dining room also benefits from a separate utility room. The ground floor also boasts a home office and downstairs cloakroom.

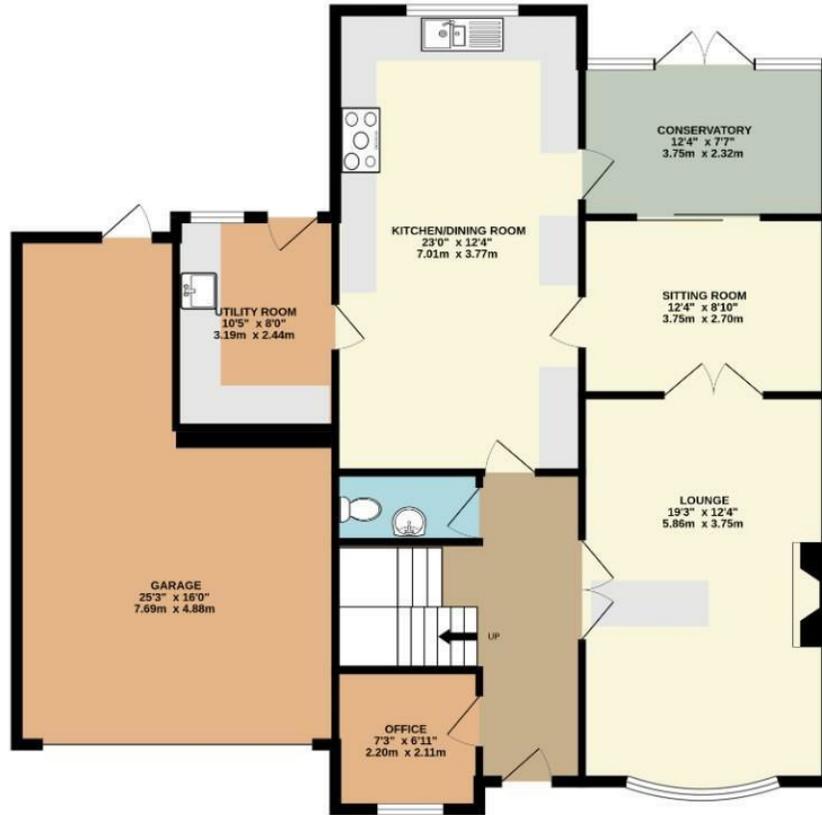
The first floor continuing with the spaciousness comprises; four double bedrooms with en-suites to the main and guest bedrooms. The first floor also has a room for a home office and a family bathroom.

Externally to the front, this property has driveway parking for multiple vehicles with access to a double garage. The landscaped rear garden backs onto the woods and further to the open countryside, offering a sense of tranquillity.

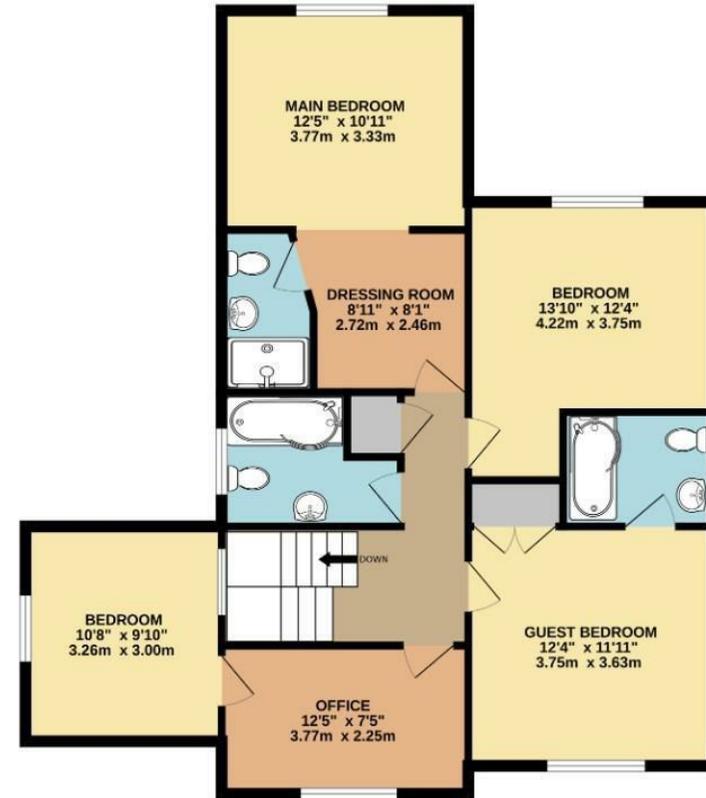
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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GROUND FLOOR  
1325 sq.ft. (123.1 sq.m.) approx.



1ST FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 2258 sq.ft. (209.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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









