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3 Heath Green, Heath And Reach, Leighton Buzzard, LU7
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Offers In Excess Of £350,000

- TWO BEDROOM GRADE II LISTED COTTAGE
- WELL PRESENTED
- CLOAKROOM
- SOUGHT AFTER VILLAGE LOCATION
- OFF ROAD PARKING
- SEMI-DETACHED
- LOUNGE and DINING ROOM
- PLENTY OF CHARACTER
- COURTYARD GARDEN
- INTERACTIVE VIRTUAL TOUR

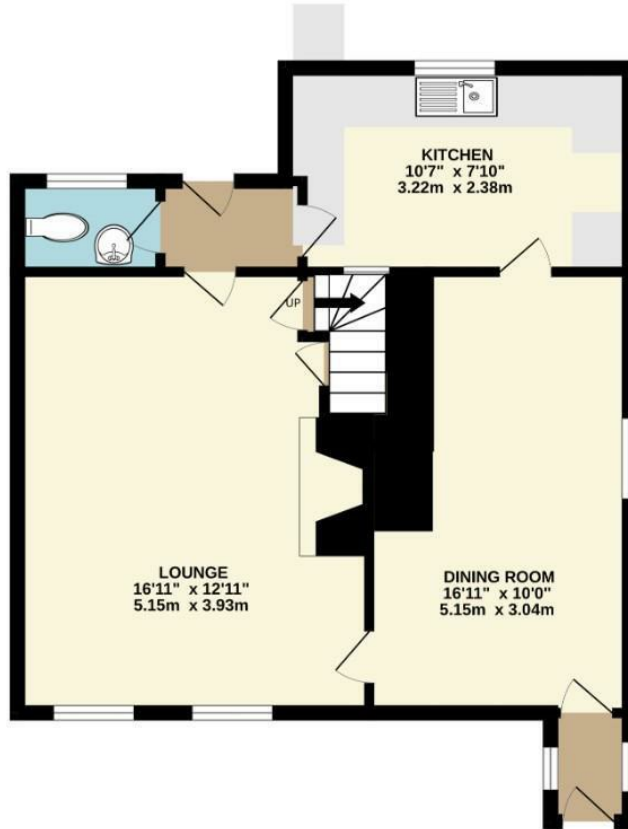
Hunters are pleased to offer this Two bedroom semi-detached Grade II listed cottage, situated in the sought after village of Heath and Reach and dating back to the 1700's.

This character property comprises; entrance porch, lounge, dining room, kitchen, cloakroom, two bedrooms and a bathroom. Outside offers a courtyard to the rear and front of the property and parking for one car.

The property is located in the sought after village of Heath and Reach. The property is located near to Rushmere Country Park which contains some walks and lakeside views. Local shopping facilities are available in Leighton Buzzard and Woburn. Heath and Reach has a number of amenities including a shop and several pubs. The area is very accessible with the M1 motorway. Commuting facilities are available from Leighton Buzzard to Euston within 30 minutes.

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GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



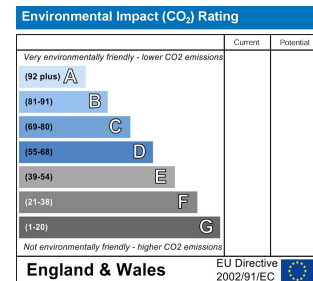
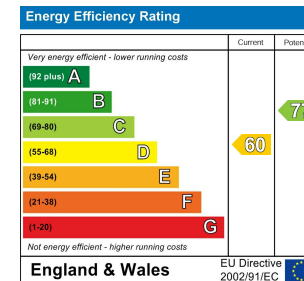
1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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Entrance Porch

Entry via timber part glazed door. Glazed windows to side aspects.

Dining Room

Windows to front and side aspect with secondary double glazing. Two radiators. Original wooden beams to ceiling and walls. Built in shelving. Wall lights. Fitted carpet.

Lounge

Windows to front aspect with secondary glazing. Two radiators. Feature fireplace with gas stove fire and brick surround. Original wooden beams to ceiling. Under stairs cupboard. Wall lights. Fitted carpet. Door providing access to first floor.

Rear Lobby

Timber double glazed door to courtyard.

Kitchen

Window to rear aspect with secondary glazing. Stained glass window. Radiator. A range of wall and base units with work surface over, Sink with drainer and mixer tap over. Space for gas cooker. Space for fridge/freezer. Integrated washing machine. Tiling to water sensitive areas. Recessed lighting.

Cloakroom

Fitted two piece suite comprising; low level WC and wall mounted wash hand basin. Tiling to water sensitive areas. Opaque window to rear aspect. Radiator.

Landing

Window to front aspect with secondary glazing. Stained glass window. Radiator and loft access. Airing cupboard also housing combi boiler. Original floorboards.

Bedroom One

Window to front aspect with secondary glazing. Double glazed window to side aspect. Stained glass window. Two radiators. Loft access. Original floorboards.

Bedroom Two

Window to front aspect with secondary glazing. Radiator. Original floorboards.

Bathroom

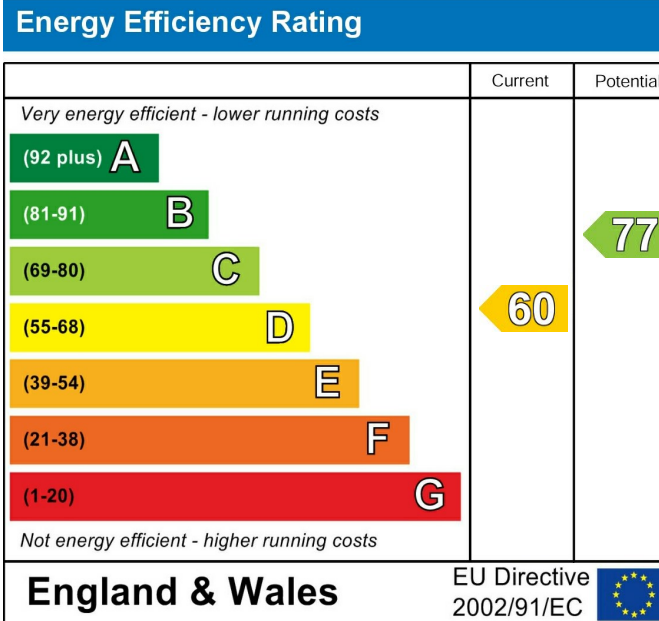
Window to rear aspect. Heated towel rail. Fitted three piece suite comprising; bath with shower screen, mixer taps and shower over. Low level W.C., pedestal wash hand basin. Fully tiled walls. Original floorboards.

Frontage

Gravelled area with decorative patio slabs. Shrubs.

Rear

Mature shrub and planted beds. Paved area with gravelled section. Block paved driveway parking for one small car.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





