



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

1A Heathcliff House Sylvester Street, Heath And Reach,  
Leighton Buzzard, LU7 0AH

# 1A Heathcliff House Sylvester Street, Heath And Reach, Leighton Buzzard, LU7 0AH

Guide Price £545,000

Hunters are delighted to market this four bedroom detached family home, located within the highly sought after village of Heath and Reach and offered with NO ONWARD CHAIN.

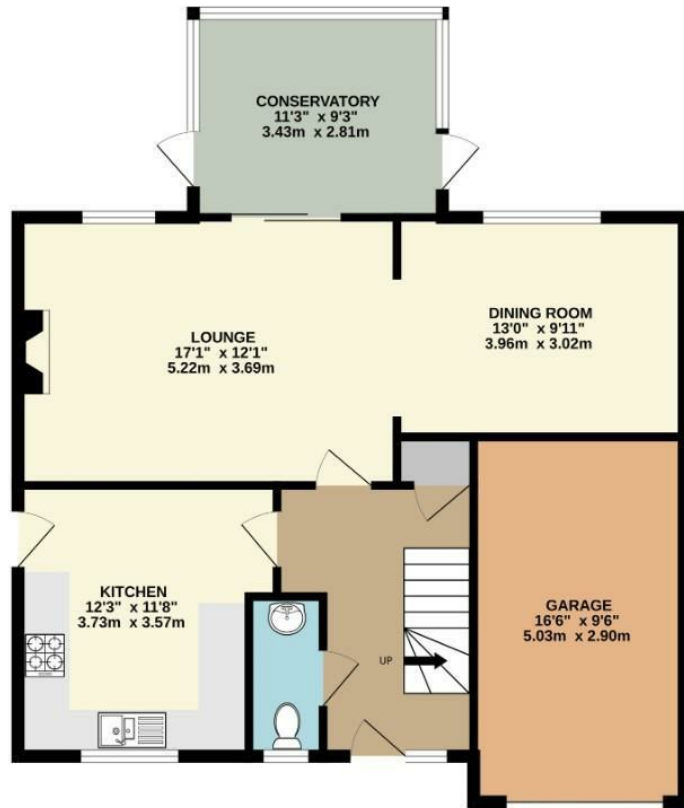
As you enter the property you are greeted by a spacious hallway, from here you have the cloakroom, kitchen, lounge, dining room and conservatory.

The first floor accommodation comprises; four double bedrooms with an en-suite to the main bedroom and four piece suite family bathroom. Externally this property benefits from an enclosed rear garden, driveway parking for multiple vehicles and a garage.

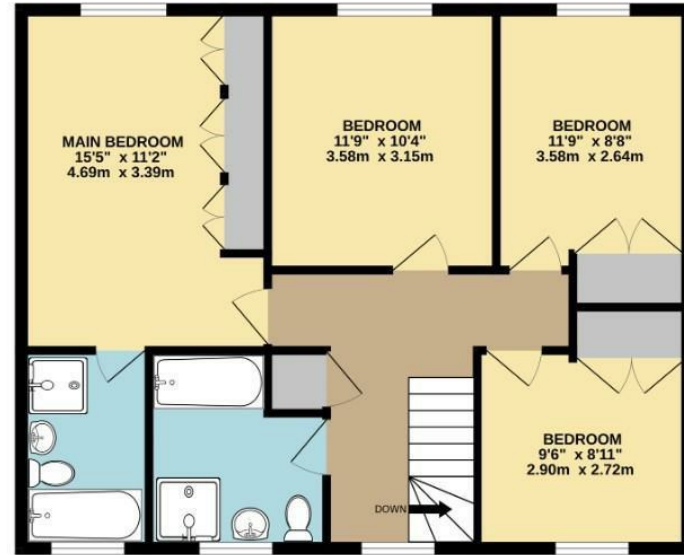
The property is located in the sought after village of Heath and Reach. The property is located near to Rushmere Country Park which contains some walks and lakeside views. Local shopping facilities are available in Leighton Buzzard and Woburn. Heath and Reach has a number of amenities including a shop 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  
852 sq.ft. (79.1 sq.m.) approx.

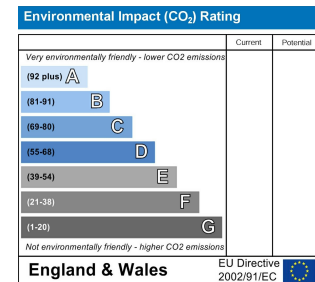
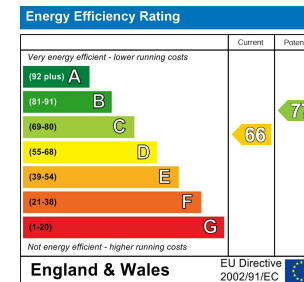


1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.




TOTAL FLOOR AREA : 1584 sq.ft. (147.2 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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

















