

The Poplars Eastern Way
Heath And Reach
Leighton Buzzard
LU7 9LF

£800,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are proud to present to the market this unique opportunity to purchase this fantastic home sitting on a generous plot of approx. 0.4 of an acre and is accompanied by panoramic countryside views. Situated on the outskirts of the desirable market town of Leighton Buzzard this home boasts almost 3000 sq. ft of property plus ample off road parking, a triple garage, workshop & a huge purpose built outhouse. This is a hidden gem and with a highly motivated vendor we urge viewings at your earliest convenience to appreciate everything this rare find has to offer!

Entered via electric gates you are greeted with an extensive driveway and a glimpse into those scenic views. The property itself has two entrances one at the side and one to the front. The inviting entrance lobby is a lovely size with Velux windows along with a courtesy door out to the garden plus internal doors leading to the ground floor accommodation, workshop & garages. The impressive kitchen/diner has been refitted with a stylish gloss finish comprising some integrated appliances whilst also paired with a large utility room & cloakroom. The generous lounge features a stunning Inglenook fireplace and flows perfectly into the sun room boasting views over the rear garden.

To the first floor are four double bedrooms and the family bathroom comprising a four piece suite. The Master bedroom benefits from plenty of built in storage plus the addition of a four piece ensuite.

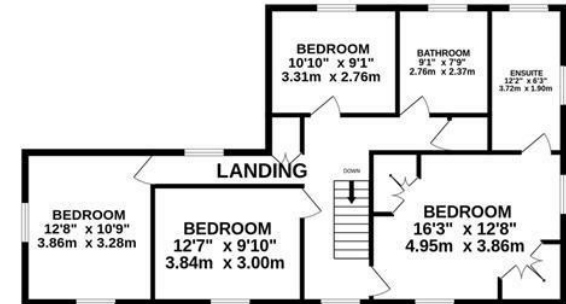
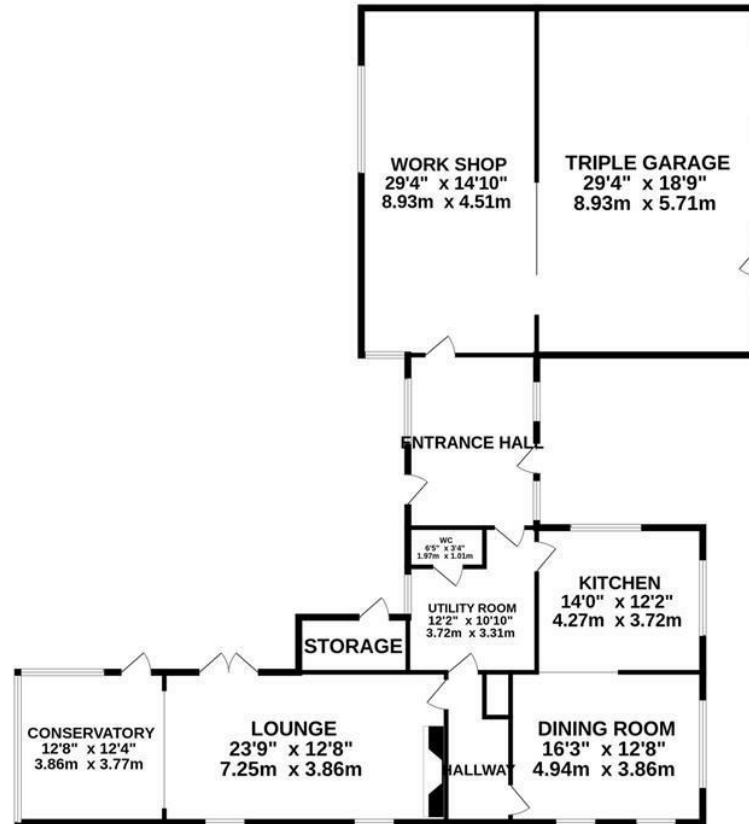
Externally the manicured rear garden consists of a large lawn, great size patio and decking creating ideal seating areas. The current owners built a well designed outhouse which previously served as a brilliant games room and spans over 31ft. This versatile space could be used for a multitude of options.

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Floor Plan

GROUND FLOOR
2953 sq.ft. (274.4 sq.m.) approx.

1ST FLOOR
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 3833 sq.ft. (356.1 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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AT A GLANCE...



Excellent living accommodation throughout



Modern refitted kitchen with large dining area



Four double bedrooms



Cloakroom, four piece bathroom & four piece ensuite



Approx 0.4 acre plot



Extensive off road parking entered via electric gates





SELLER'S SECRET

The seclusion of our plot is definitely one of the main reasons we bought this home around 19 years ago. We love having the countryside on our doorstep with stunning views.



Why we like it....

We love the space, versatility and potential of this home! The land this property sits on is beyond impressive plus if you have a home business the workshop, triple garage and outhouse gives endless space to utilise!

OSCAR JAMES

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To buy or not to buy....
