



Grange Gardens

Heath and Reach, Leighton Buzzard, LU7 0BH

£2,100 PCM



WATSONS
LETTING SINCE 1961

Grange Gardens

Heath and Reach, Leighton Buzzard,
LU7 0BH

FOUR DOUBLE BEDROOMS - SPACIOUS
EXTENDED DETACHED HOUSE -
DOUBLE GARAGE & DRIVEWAY - GOOD
SIZED REAR GARDEN - CUL-DE-SAC
AND VILLAGE LOCATION - GAS
CENTRAL HEATING AND DOUBLE
GLAZING - Watsons are delighted to offer
for let this very spacious four double
bedroom extended detached house in this
rarely available executive development
within Heath and Reach Village. The
accommodation comprises; Entrance
hallway, cloakroom / wc, large lounge,
separate dining room, large kitchen, large
utility room, stairs to first floor, four
double bedrooms (three bedrooms with
built-in wardrobe units), main bedroom
with en-suite shower room, family
bathroom, double width garage, driveway
parking for two cars, good size rear garden
with garden office room. The property is
Unfurnished, and available early to mid
June.

***FILE PHOTOGRAPHS USED FOR
MARKETING***

EPC Rating - Band D

Council Tax - Band F

Entrance Hallway:

Cloakroom w/c:

Lounge:

21'2 x 11'9 (6.45m x 3.58m)

Dining Room:

10'8 x 10'2 (3.25m x 3.10m)

Utility Room:

10'8(max) x 10'5(max) (3.25m(max) x
3.18m(max))





Kitchen:
12'9 x 12'8 (3.89m x 3.86m)

Stairs to First Floor:

Bedroom One:
12'9(into wardrobes) x 12'9(max)
(3.89m(into wardrobes) x 3.89m(max))

Ensuite Shower Room:

Bedroom Two:
12'10(into wardrobes) x 12'9(max)
(3.91m(into wardrobes) x 3.89m(max))

Bedroom Three:
11'3 x 9'9 (3.43m x 2.97m)

Bedroom Four:
10'10 x 9'5(into wardrobes) (3.30m x 2.87m(into wardrobes))

Family Bathroom:

Garden Office Room:
9'0 x 8'9 (2.74m x 2.67m)

Garage:
17'5(max) x 16'0 (5.31m(max) x 4.88m)



Measurements and floor plans are approximate and for guidance only. Any prospective Tenant should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property.

Floor Plan



Total Area: 183.9 m² ... 1979 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Watsons Lettings Office on info@watsonslb.co.uk if you wish to arrange a viewing appointment for this property or require further information.

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