



Eastern Way | | Heath And Reach | LU7 9LF

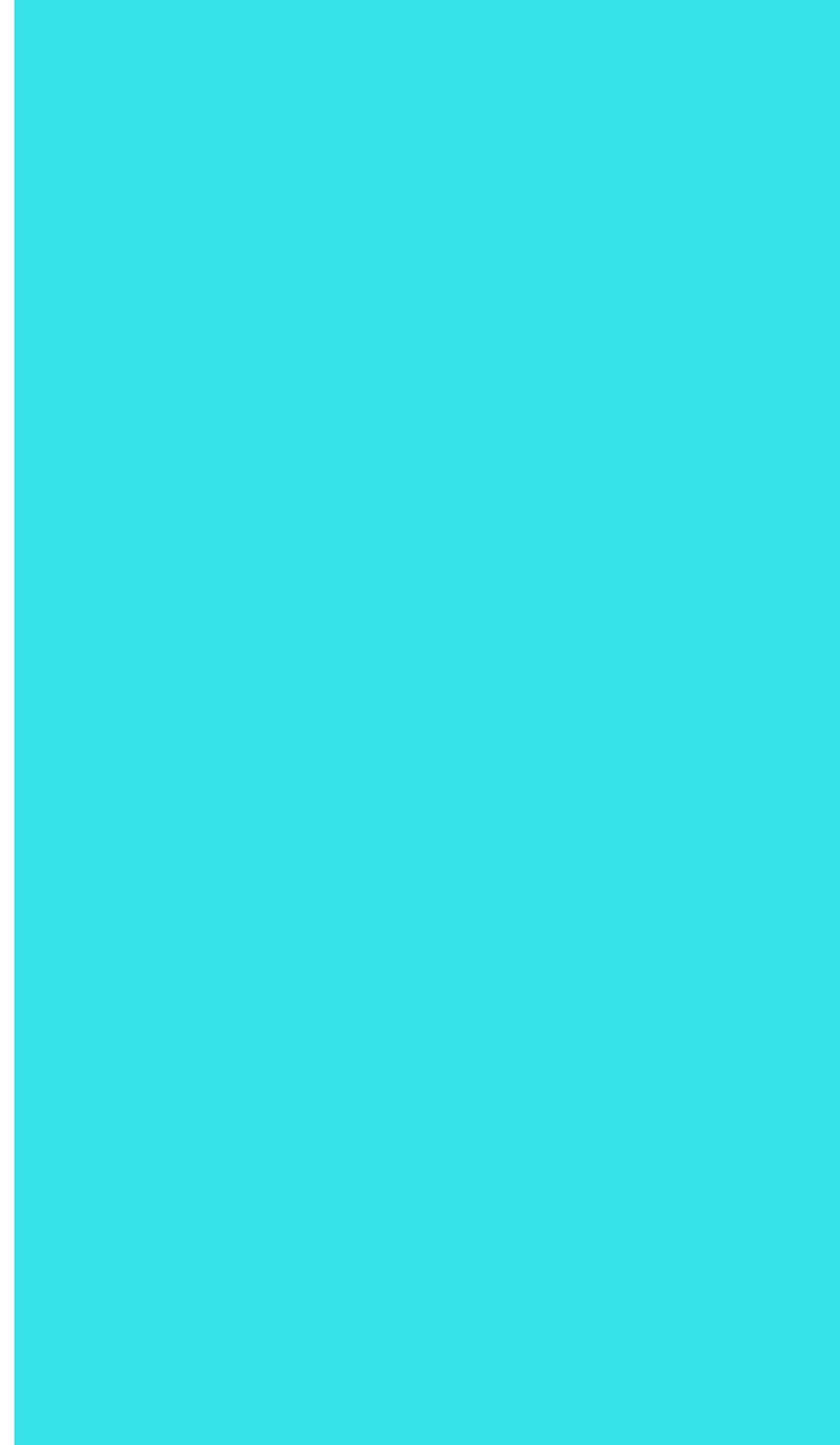
Offers In Excess Of
£800,000

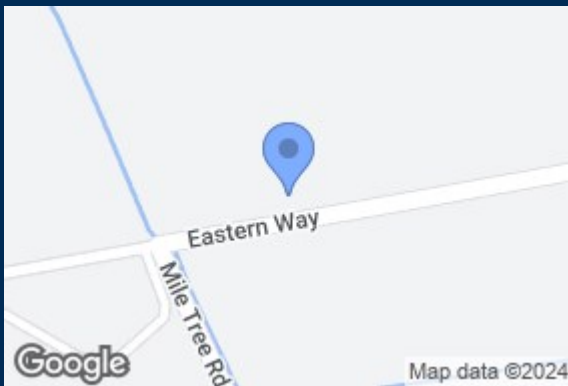
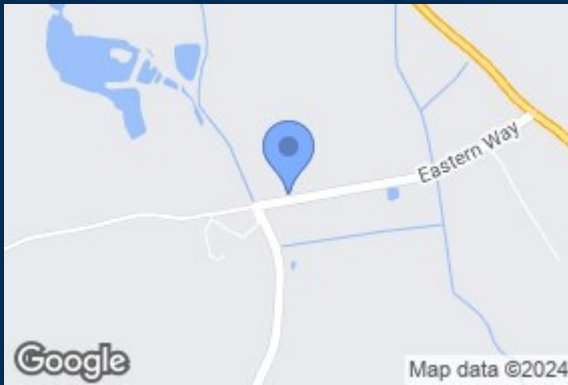
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Fine Homes Property are excited to present The Poplars. A truly one of a kind opportunity, this four bedroom family home enjoys a near 0.4 acre plot, triple garage, workshop and snooker/pool room with annexe potential. All of this is situated in a semi-rural position in the Bedfordshire countryside offering stunning views as well as the potential to have a beautiful home and business at home if required. The house itself is impressive in its own right with four reception rooms, four double bedrooms, two bathrooms as well as the large utility room. A viewing is essential to see the full extent of this incredible unique home.

- A rare opportunity to purchase a family home with further development potential and space for a business based at home
- Large workshop the size of a triple garage and a separate triple garage
- A range of outbuildings including games room (games furniture can be included)
- Huge potential for further development and annexe potential if needed
- Almost 4000 square feet of space
- Spacious family home with multiple large reception rooms
- Four good size double bedrooms
- Surrounded by open greenery, very sought after secluded position







First Floor

approx

only. It is not drawn to scale. Any measurements, floor are for information only. No details are guaranteed, they cannot be relied upon. We accept no responsibility for any error, omission or misstatement. A party must refer to the relevant documents for more information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	<p>78</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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