



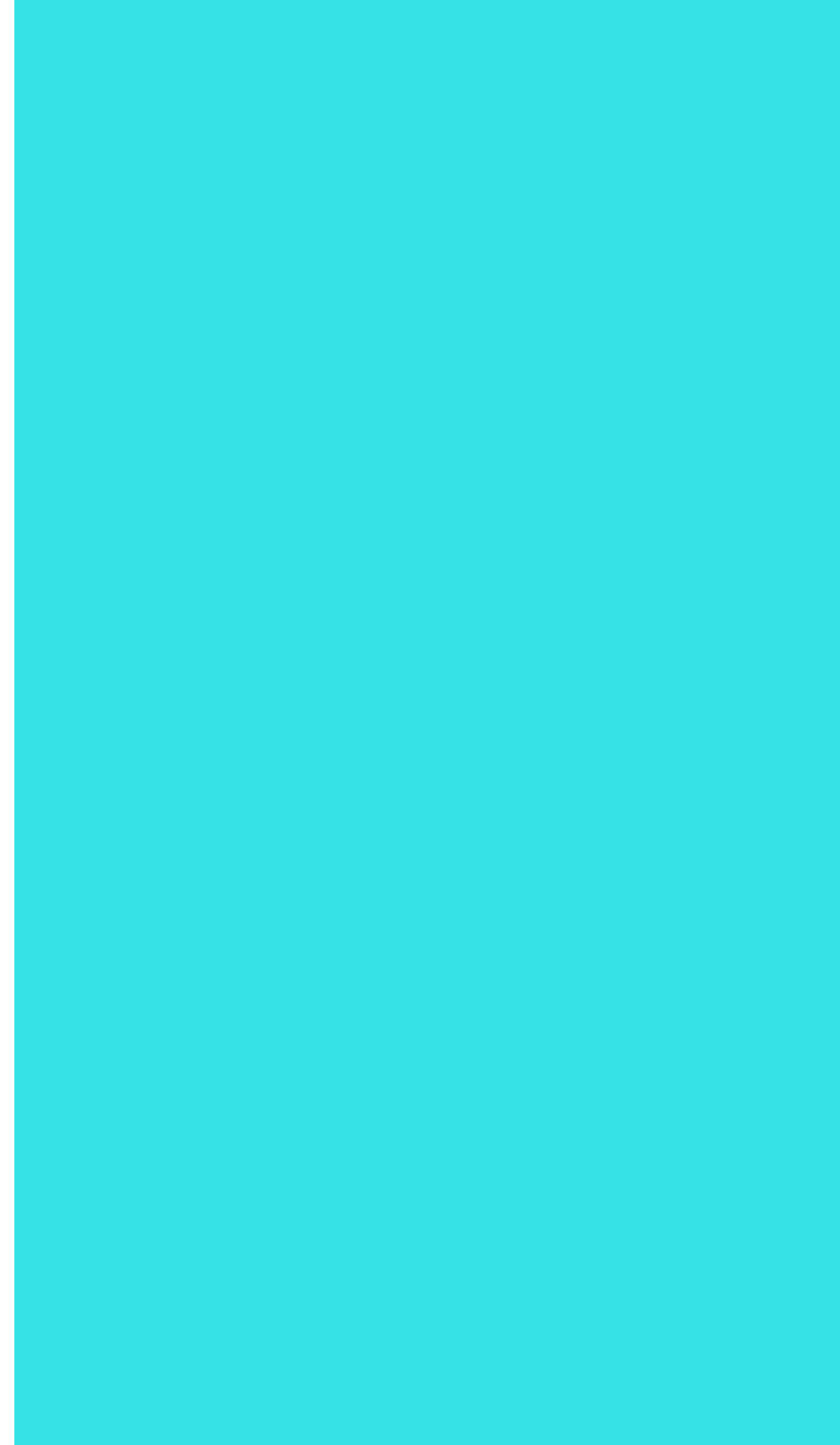
Woburn Road | Heath And Reach | Leighton Buzzard | LU7 0AP
Offers In Excess Of
£220,000

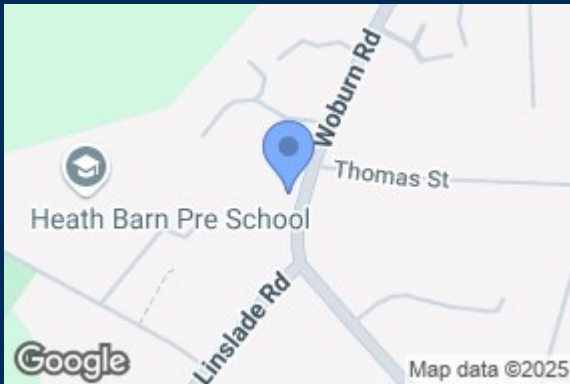
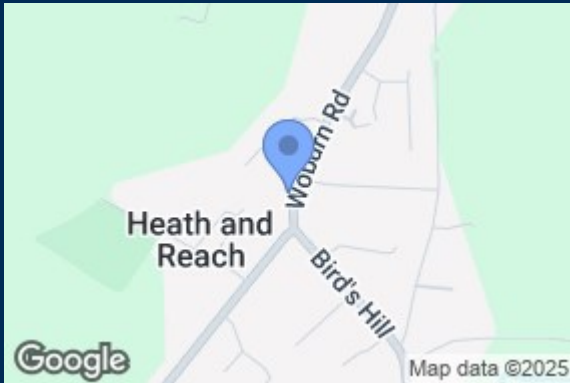
Woburn Road | Heath And Reach Leighton Buzzard | LU7 0AP Offers In Excess Of £330,000

This charming two-bedroom Victorian cottage in Heath and Reach has been recently modernised throughout and is offered with a complete upper chain. Features include a spacious open-plan living/dining room with log burner, modern country style kitchen a nearly new bathroom, and a useful cellar. Outside you have off-road parking for two vehicles, a large detached garage, and a beautiful landscaped garden with patio and covered seating. Located close to local shops, countryside walks, and just minutes from Leighton Buzzard's transport links and schools.

- A refurbished two-bedroom Victorian cottage in the heart of Heath and Reach.
- Enclosed entrance porch providing a perfect storage space for coats and shoes.
- Newly fitted bathroom with modern fittings, electric Velux window and feature tiling.
- Private off-road parking for two vehicles.
- Open-plan living and dining room with log burner and exposed brick features.
- Well-equipped kitchen with butler sink, integrated hob, and rear stable door access to the garden and parking.
- Useful cellar offering flexible space for storage, gym, or office.
- Detached larger than average garage with potential for workshop or storage use.







Approximate Gross Internal Area
 Ground Floor = 37.9 sq m / 408 sq ft
 First Floor = 19.6 sq m / 211 sq ft
 Cellar = 11.7 sq m / 126 sq ft
 Garage = 20.1 sq m / 216 sq ft
 Total = 89.3 sq m / 961 sq ft

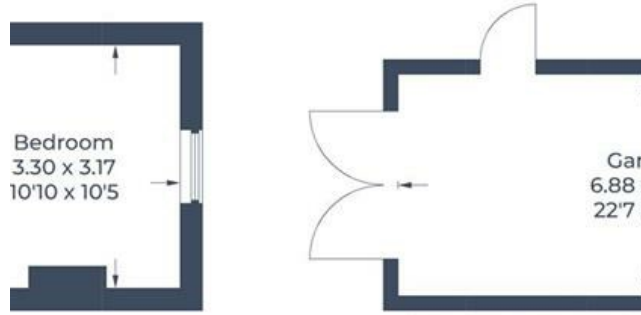


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|---|---------|-------------------------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | | (82-91) A | | |
| (81-91) B | | | (61-81) B | | |
| (69-80) C | | | (49-60) C | | |
| (55-68) D | | | (35-48) D | | |
| (39-54) E | | | (29-34) E | | |
| (21-38) F | | | (11-28) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | | EU Directive 2002/91/EC |

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