



Heath Park Road | | Leighton Buzzard | LU7 3BB

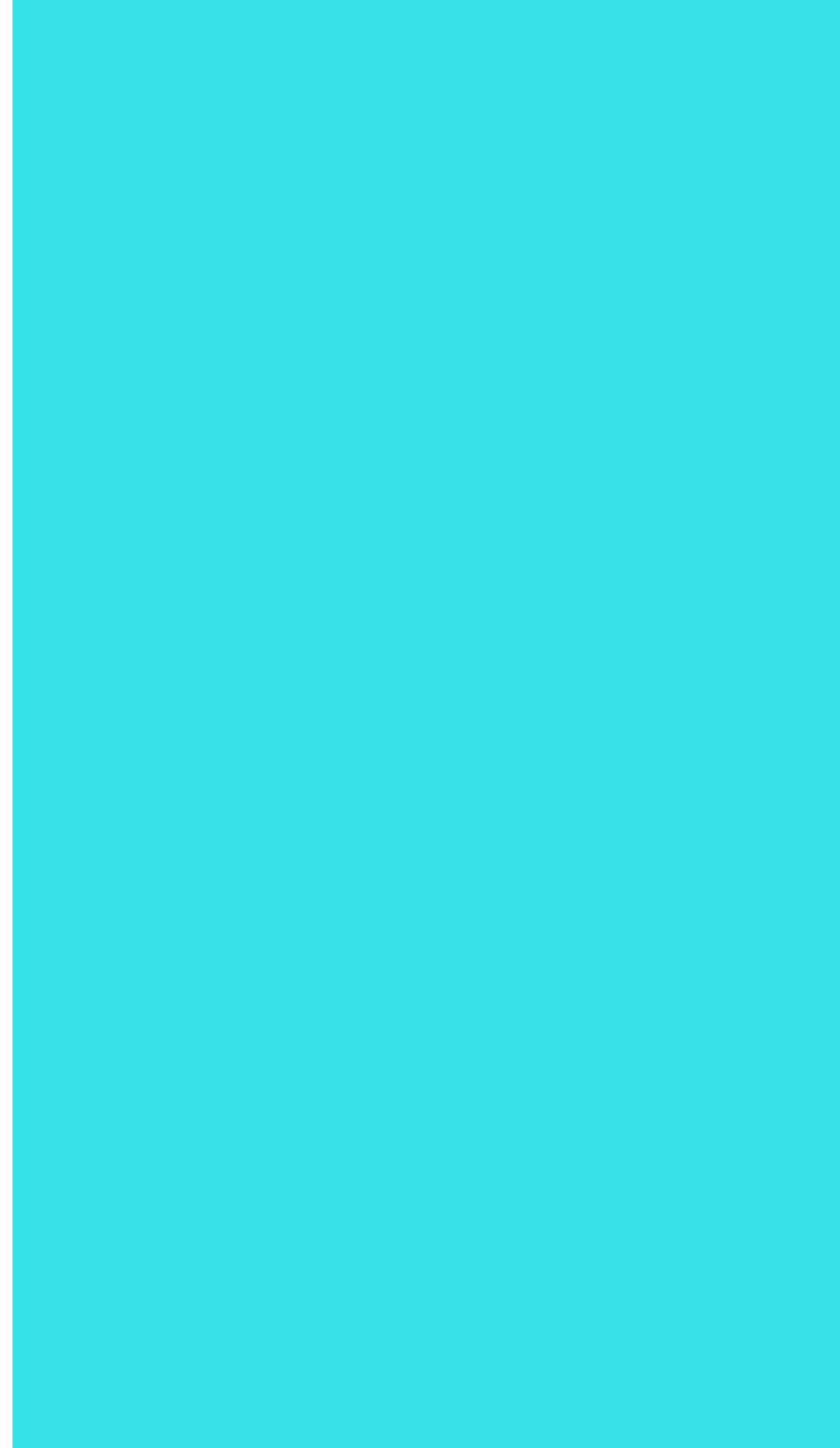
Offers In Excess Of
£800,000

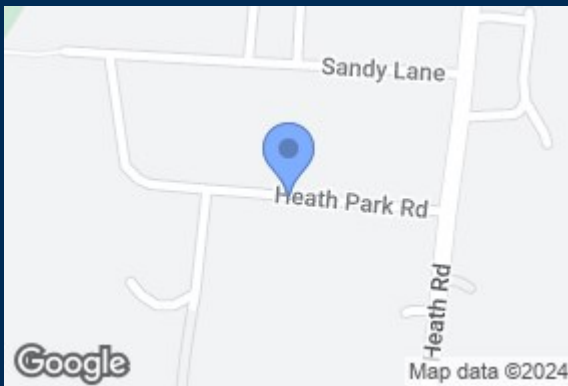
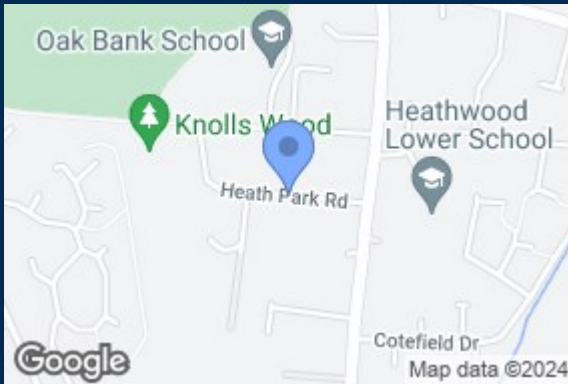
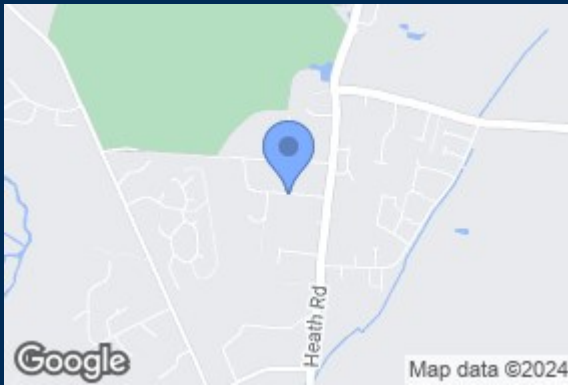
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Fine Homes Property are proud to present this extensive five bedroom detached family home, positioned on one of Leighton Buzzards most prestigious tree lined roads. The accommodation includes; entrance porch, large entrance hall, living room, kitchen breakfast room, dining room, play room, utility room, boot room and downstairs WC. Upstairs there are five bedrooms, family bathroom as well as a dressing area and en-suite to the master bedroom.

- A substantial extended five bedroom detached family home.
- Modern kitchen breakfast room as well as a utility room and boot room.
- Mature and private gardens.
- 10 minute walk to woodland and Leighton Buzzard Golf Course.
- 'Good' and 'Outstanding' schools nearby for all ages.
- Three spacious reception rooms.
- Five generous bedrooms with two bathrooms.
- In-out driveway and extra length garage.
- Potential to extend, subject to planning permission.
- 10 minute drive to Leighton Buzzard train station.







Approximate Gross Internal Area
 Ground Floor = 143.2 sq m / 1,541 sq ft
 (Including Garage)
 First Floor = 88.4 sq m / 951 sq ft
 Total = 231.6 sq m / 2,492 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
 72	 81	 C	 D
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC

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