



Heath Park Road | | Leighton Buzzard | LU7 3BB

Offers In Excess Of  
£800,000



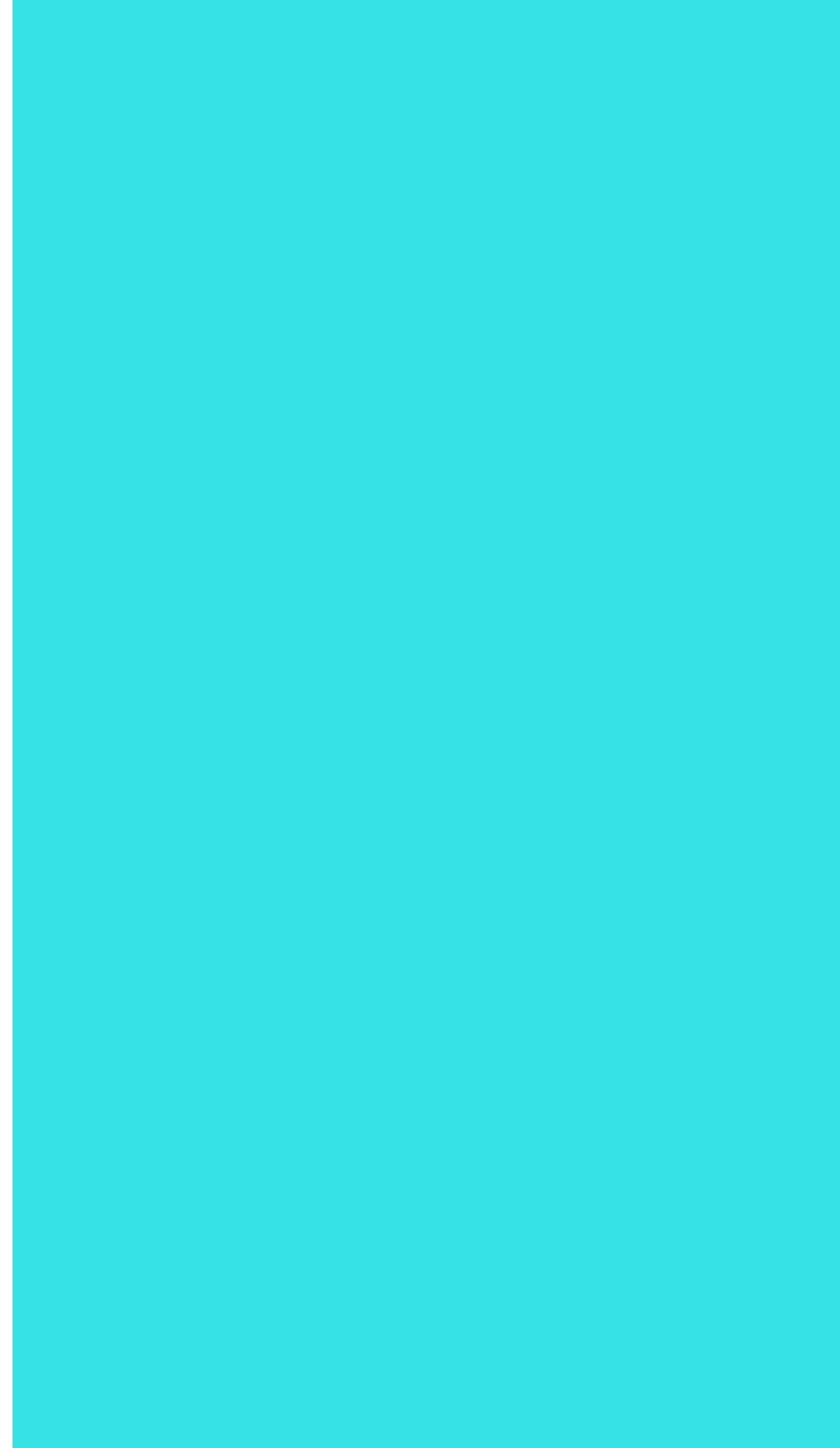
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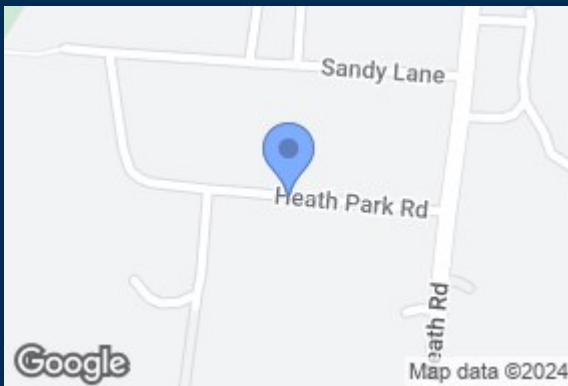
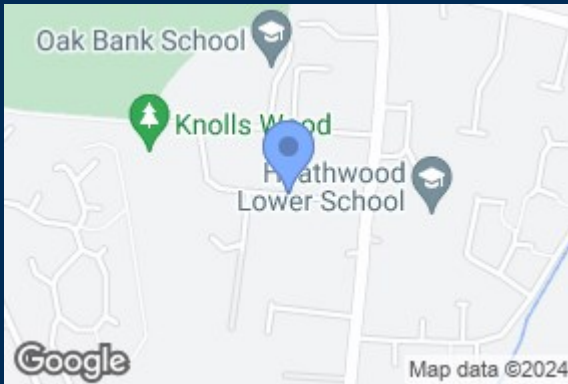
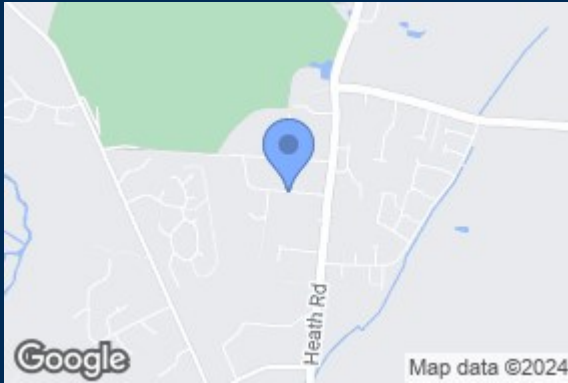
Fine Homes Property are proud to present this extensive five bedroom detached family home, positioned on one of Leighton Buzzards most prestigious tree lined roads. The accommodation includes; entrance porch, large entrance hall, living room, kitchen breakfast room, dining room, play room, utility room, 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions						
(92-100) <b>A</b>	(02 plus) <b>A</b>			(01-01) <b>A</b>			
(81-91) <b>B</b>	(01-00) <b>B</b>			(02-00) <b>B</b>			
(69-80) <b>C</b>	(03-00) <b>C</b>			(03-00) <b>C</b>			
(55-68) <b>D</b>	(04-00) <b>D</b>			(04-00) <b>D</b>			
(39-54) <b>E</b>	(05-00) <b>E</b>			(05-00) <b>E</b>			
(21-38) <b>F</b>	(06-00) <b>F</b>			(06-00) <b>F</b>			
(1-20) <b>G</b>	(07-00) <b>G</b>			(07-00) <b>G</b>			
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions						
<b>England &amp; Wales</b>	<b>England &amp; Wales</b>	72	81				
EU Directive 2002/91/EC	EU Directive 2002/91/EC						

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