



Connells

Sylvester Street
Heath And Reach Leighton Buzzard

Sylvester Street Heath And Reach Leighton Buzzard LU7 0AH

for sale
£730,000



Property Description

Discover the epitome of countryside living in this exceptional four-bedroom detached cottage nestled in the highly coveted village of Heath & Reach.

Boasting a picturesque setting, this home offers driveway parking for multiple cars and a converted garage, cleverly split into a home gym and an inspiring home office space.

Indulge in the tranquillity of countryside views overlooking allotments and Rushmere Country Park.

The primary bedroom features a luxurious four-piece en-suite bathroom. Additional highlights include a utility room, a spacious lounge exuding warmth, and a secluded cul-de-sac location. With convenient proximity to shops, pubs, and a short drive to the A5, this property seamlessly combines rural charm with modern comforts. Welcome home to a lifestyle of unparalleled serenity and convenience!

Entrance Hall

Wooden frame double glazed front door. 2 wooden framed double glazed windows. Under stairs cupboard. Wooden flooring.

Cloakroom

Wooden framed double glazed window. Wash hand basin. Radiator. Extractor fan. WC. Tiled flooring.

Lounge

23' 10" max x 13' 3" max (7.26m max x 4.04m max)

Dual aspect wooden framed double glazed windows. (Two to front & Two to rear). TV & Telephone points. Open fireplace. 3 radiators. Cellar access (hidden under flooring). Wooden flooring.

Kitchen/ Breakfast / Diner

30' 4" max x 13' 4" max (9.25m max x 4.06m max)

Triple aspect wooden framed double glazed windows (to rear, front & side). Fitted kitchen with wall and base units. 2 radiators. Butler sink. Space for an American fridge freezer. Space for gas/electric range cooker with cooker hood over. Plumbing for integrated dishwasher. Tiled flooring in kitchen. Tv & telephone points in dining area. Wooden flooring in dining area. Single glazed wooden framed french doors to garden.

Utility Room

8' 3" x 5' 8" (2.51m x 1.73m)

Double glazed window. Plumbing for washing machine. Space for tumble dryer. Radiator. Combi boiler. Tiled flooring. Stable door to side.

Landing

2 wooden framed double glazed windows overlooking allotments and Rushmere Country Park. Loft access. Radiator. Carpeted flooring.

Loft Space

Not boarded. Insulated.

Bedroom One

12' 5" plus entrance recess x 13' 5" (3.78m plus entrance recess x 4.09m)

Dual aspect wooden framed double glazed windows (to front & rear). Radiator. Carpeted flooring. Double height ceilings.

En-Suite To Bedroom One

Wooden framed double glazed window. Shower cubicle. Bath. Extractor fan. Tiling to water sensitive areas. Tiled flooring.

Bedroom Two

13' 1" x 8' 5" (3.99m x 2.57m)

Wooden framed double glazed window to side. Radiator. Loft access. Carpeted flooring.

Bedroom Two Loft Space

Just storage.

Bedroom Three

14' 8" x 9' 5" (4.47m x 2.87m)

Wooden framed double glazed window to rear. Radiator. Carpeted flooring.

Bedroom Four

11' x 8' 6" (3.35m x 2.59m)

Wooden framed double glazed window to rear. Radiator. Carpeted flooring.

Bathroom

Wooden framed double glazed window. Heated towel rail. Wash hand basin with tiled splashback. Roll top freestanding bath. Shower cubicle. Extractor fan. Vanity light with shaver point. WC. Tiled flooring.

Outside

Garage

9' 8" x 9' 1" (2.95m x 2.77m)

Power. Light. Loft. Side hinged wooden double doors into gym.

Home Office

9' 5" x 8' 10" (2.87m x 2.69m)

Insulated. Power. Light. Amtico flooring.

Front Garden

Gravel driveway. Shrub beds. Brick wall to borders.

Rear Garden

Mainly laid to lawn. Large patio. Side patio. Access to home office. Mature trees and shrubs. Wiring prep for hot tub. Country views. Enclosed with wooden fencing.

Cellar

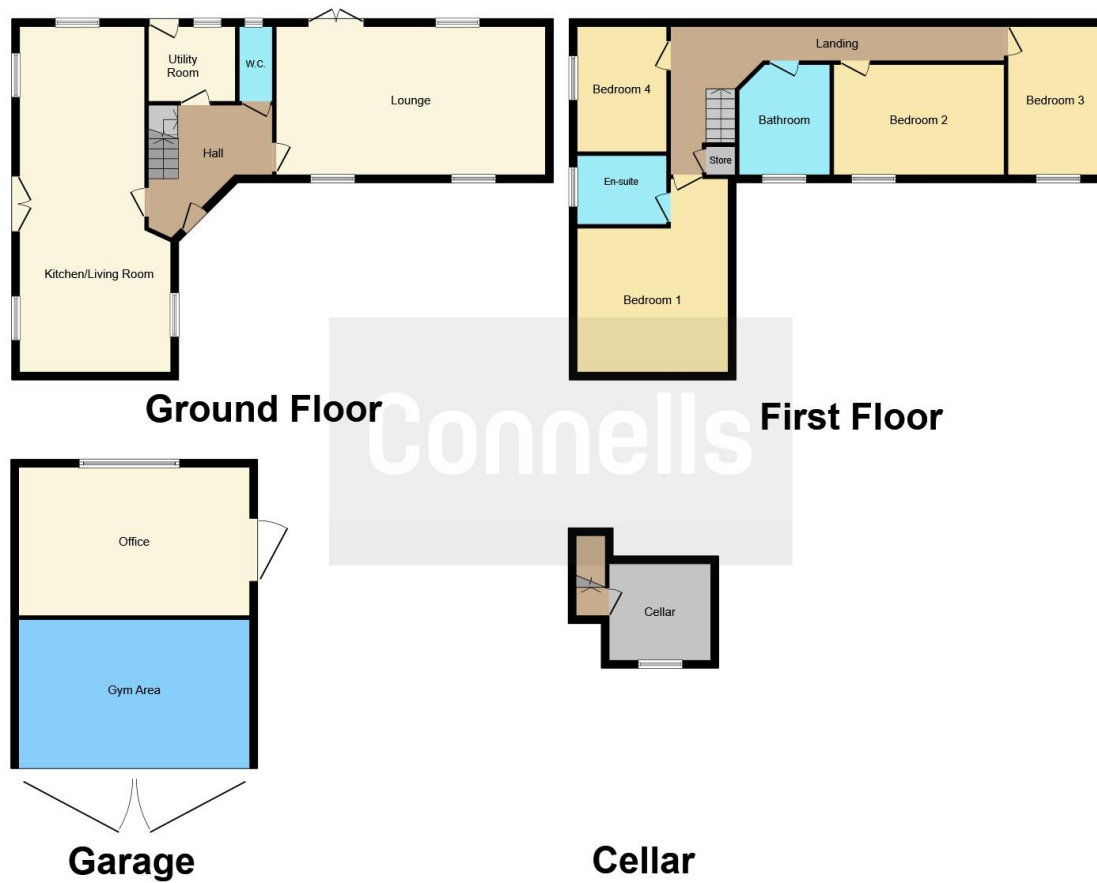
9' 3" x 8' 1" (2.82m x 2.46m)

Radiator, window. Floor to ceiling height is 6ft 4in.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/LBC310757

Tenure: Freehold



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