

Connells

Meredale The Dell, Reach Lane Heath And Reach Leighton Buzzard

Meredale The Dell, Reach Lane Heath And Reach Leighton Buzzard LU7 0AL

for sale **£700,000**



Property Description

Welcome to The Dell in Heath & Reach, a large, detached family home set back in a culde-sac on a substantial plot with a detached double garage.

This property offers a lot of versatile living space with three reception rooms, four bedrooms and two bathrooms. The property also has an extremely large loft which is rife to be converted subject to the necessary planning permission.

The garden has been landscaped with mature shrubs and trees with views overlooking the countryside which offers a truly tranquil experience.

The large driveway accommodates roughly 8 cars and the double garage can be reopened to offer more parking as it is currently a workshop.

Entrance Porch

Double glazed front door. Carpeted flooring. Internal door.

Entrance Hall

Loft access. Radiator. Carpeted flooring.

Cloakroom

Double glazed window to side. WC. Wash hand basin. Radiator. Partly tiled walls. Tiled flooring.

Lounge

15' 8" x 12' 6" (4.78m x 3.81m)

Double glazed window to rear. Radiator. Gas fireplace (decommissioned). Carpeted flooring.

Dining Room

14' 9" x 11' 6" (4.50m x 3.51m)

Double glazed window to side. Radiator. Carpeted flooring.

Family Room

23' 6" x 13' 6" (7.16m x 4.11m)

2 double glazed windows to rear. 2 radiators. Fitted wardrobe. Gas fire. Carpeted flooring. Patio door.





Kitchen

12' 2" x 10' 5" (3.71m x 3.17m)

Double glazed window to rear. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Integrated dishwasher. Space for fridge freezer. Pantry cupboard. 1.5 bowl stainless steel sink and drainer. Plumbing for washing machine. Space for a gas freestanding cooker. Tiled flooring. Door to garden.

Bedroom One

17' 4" max x 11' 6" (5.28m max x 3.51m) Double glazed window to front. Radiator. Carpeted flooring.

En-Suite To Bedroom One

Shower cubicle. Wash hand basin in vanity unit. Fully tiled walls. Tiled flooring.

Bedroom Two

11' 10" x 9' 11" (3.61m x 3.02m) Double glazed window to front. Radiator. Carpeted flooring.

Bedroom Three

10' 5" x 10' 2" (3.17m x 3.10m) Double glazed window to front. Radiator.

Carpeted flooring.

Bedroom Four/ Study

11' 3" to wardrobe x 8' 5" (3.43m to wardrobe x 2.57m)

Double glazed window to rear. Radiator. Fitted wardrobe. Carpeted flooring.

Bathroom

Double glazed window to side. Bath with shower over. Extractor fan. Wash hand basin. Radiator. Partly tiled walls. WC. Tiled flooring.

Loft Space

25' x 13' 3" plus eaves (7.62m x 4.04m plus eaves) Boarded. Power. Light. Circular window. Ideal boiler. Pull down ladder.

Outside

Front Garden

Carport. Gravel driveway for multiple cars. Mature trees with tree preservation orders. Shrubs. Enclosed with fencing.

Rear Garden

Large patio. Large lawn. Mature shrubs. 2 trees with preservation orders. Countryside views.

Double Garage

17' 11" x 15' 9" (5.46m x 4.80m) Up & Over door (non operational). Power. Light. Double glazed window.











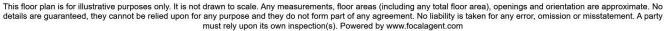






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Connells on

T 01525 372 588 E leightonbuzzard@connells.co.uk

4 Market Square LEIGHTON BUZZARD LU7 1HA

EPC Rating: D

Tenure: Freehold





view this property online connells.co.uk/Property/LBC310841

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk