



**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 cul-de-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.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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