



**Connells**

Heath Road  
Leighton Buzzard





## Property Description

Located on Heath Road, a prime setting in Leighton Buzzard, is this traditional bay fronted semi-detached, Victorian family home.

The house has the perfect blend of traditional features and modern fittings such as the bay windows in the lounge and second bedroom as well as having an en-suite to master and a fully integrated refitted kitchen complete with wine cooler.

The downstairs living space coupled with the large back garden make for a fantastic entertaining space, the garden at over 100 foot long is great for anyone that has green fingers, young children or friends of the four-legged variety.

The property consists of an entrance hall, lounge, second sitting room, cloakroom, kitchen diner, landing, three bedrooms and a bathroom and a master bedroom suite on the top floor complete with walk-in wardrobe and en-suite. Outside there is parking for multiple cars and an EV charger and a 100' plus westerly facing rear garden with entertaining area.

## Entrance Hall

Double glazed front door. Karndean flooring.

## Cloakroom

Wash hand basin in vanity unit. WC. Extractor fan.

## Lounge

11' 1" plus bay x 11' 7" ( 3.38m plus bay x 3.53m )

Double glazed bay window. Radiator. Telephone point. Sky point.

## Kitchen

23' 5" x 9' 4" ( 7.14m x 2.84m )

Refitted 2019. German wall and base units. Quartz work surfaces. AEG double oven. AEG fridge freezer. Beco dishwasher. AEG washing machine. CDA tumble dryer. AEG gas hob with cooker hood over. AEG wine fridge. Karndean flooring.

## Bedroom One

11' 2" x 9' 5" ( 3.40m x 2.87m )

Double glazed french doors onto Juliet balcony. Double glazed velux window. TV & Sky points. Carpeted flooring. Walkin wardrobes.

## En-Suite To Bedroom One

Double glazed Velux window. Shower cubicle. W. Wash hand basin in vanity unit. Extractor fan.

## Bedroom Two

15' 2" max x 13' 4" into bay ( 4.62m max x 4.06m into bay )

Double glazed bay window. Double glazed window. Feature fireplace. Radiator. Carpeted.

## Bedroom Three

12' 2" x 9' 10" max ( 3.71m x 3.00m max )

Double glazed window. Radiator. Carpeted flooring.

## Bedroom Four

9' 3" x 9' 3" max into door ( 2.82m x 2.82m max into door )

Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Double glazed window. Bath. Wash hand basin in vanity unit. Fully tiled walls. WC. Karndean flooring.

## Rear Garden

150 ft long. Westerly facing rear garden. Mainly laid to lawn. Decked patio with shed. Plumbing for hose. Shrubs. Gravel beds. Wooden panelled fencing to borders.

## Front Garden

Block paved driveway. Access to rear garden. Wooden panelled fencing to borders. Low level brick wall to front. Mature shrubs.















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**EPC Rating: Awaited**

Tenure: Freehold

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Property Ref: LBC310940 - 0003