



Heron Road, Leighton Buzzard, LU7 4BY

welcome to

Heron Road, Leighton Buzzard

Embrace versatility with this charming home: MAIN house for family gatherings, separate ANNEX for guests or rental income. The perfect blend of togetherness and privacy. Short walk to Astral Lake, easy access to M1 Link road and amenities. Easy drive to Leighton Buzzard mainline station!

Entrance Hall

Composite door to front. Vertical wall radiator. Recessed lighting. Tiled flooring. Stairs to the first floor.

Cloakroom

WC. Pedestal wash hand basin. Radiator. Tiled flooring. Extractor.

Study

7' 3" x 7' (2.21m x 2.13m)
Double glazed window to front. Radiator.

Lounge

16' 5" x 11' 3" (5.00m x 3.43m)
Double glazed patio doors to the rear. Double glazed window to the rear aspect. Radiator. Wood flooring.

Dining Room

11' 3" x 8' 7" (3.43m x 2.62m)
Double glazed window to the front aspect. Wood flooring. Radiator.

Kitchen/Breakfast Room

14' 2" x 11' 10" narrowing to 8' 6" (4.32m x 3.61m narrowing to 2.59m)
Double glazed window to rear aspect. Double glazed patio doors into garden. Oak fronted range of kitchen storage units at base and eye level. Work surfaces and uplifts. 1.5 stainless steel sink and drainer unit with spring pull out kitchen tap. Over cabinet T bar LED lights. 5 ring gas hob. Stainless steel chimney style extractor fan. Integrated dishwasher. Integrated fridge/freezer. Two built in eye level electric ovens. Recessed lighting. Two radiators. Space for breakfast table and chairs. Door to utility room.

Utility Room

7' x 5' 7" (2.13m x 1.70m)
Composite half glazed door to side. Radiator. Oak fronted base storage cupboards with work surface and uplifts over. Stainless steel sink and drainer with mixer tap. Integrated washing machine. Tiled flooring. Fuse box. Gas central heating boiler.

First Floor Landing

Airing cupboard housing hot water tank. Radiator. Stairs to second floor landing.

Master Bedroom

11' 8" to wardrobes x 11' 7" (3.56m to wardrobes x 3.53m)
Two double glazed windows to front aspect. Radiator. Range of fitted wardrobes with hanging space and overhead shelving.

Dressing Area: Double glazed window to front. Further range of matching fitted wardrobes with hanging space and concealed drawer storage.

En-Suite Shower Room

Obscure double glazed window to front. WC. Pedestal wash hand basin. Double width walk in shower cubicle. Extractor. Chrome towel radiator. Recessed lighting. Fully tiled walls.

Guest Bedroom

11' 4" x 9' 4" (3.45m x 2.84m)
Double glazed window to rear aspect. Radiator. Range of fitted wardrobes with hanging rail and overhead storage. Door to en-suite shower room.

En-Suite Shower Room

Fully tiled room with obscure double glazed window to rear. WC. Pedestal wash hand basin. Chrome towel radiator. Extractor. Double width shower



cubicle.

Bedroom

8' 1" x 8' 11" (2.46m x 2.72m)

Double glazed window to rear. Radiator.

Family Bathroom

Panelled bath. WC. Pedestal wash hand basin. Radiator. Extractor. Tiling to splash back areas.

Second Floor Landing

Loft access. Downlights. Access to top floor bedrooms and shower room.

Bedroom

13' 6" x 11' 7" (4.11m x 3.53m)

Currently used as an upper floor lounge. Dual aspect, double glazed windows to front and side. Radiator.

Bedroom

13' 6" x 7' 3" (4.11m x 2.21m)

Dual aspect room with double glazed windows to side and front. Radiator.

Shower Room

Double glazed skylight window. Radiator. Low level WC. Pedestal wash hand basin. Extractor. Downlights. Fully enclosed shower cubicle. Tiling to splash areas.

Outside

Front: Lawned with pathway to front door.

Rear: Southerly facing aspect, fully enclosed, landscaped garden with lawned area and brick edging. Pathway and patio areas. Raised planters. Water tap. External power. Side gated entrance to driveway. Access to detached Annex.

Parking

Driveway parking for up to four cars.



Annex Kitchen/Diner/Lounge

18' 10" x 9' 6" (5.74m x 2.90m)

Kitchen area: Double glazed window overlooking garden. Range of storage cupboards, carousel unit and drawers at base and eye level with work surface over. Integrated waste and recycling storage. Tiling to splash back areas. Composite sink and drainer with mixer tap over. Gas hob. Bosch eye level fitted oven and separate grill. Integrated fridge/freezer. Plinth fan heater. Space for small kitchen table and chairs.

Lounge Area: Composite door to garden. Dual aspect double glazed windows overlooking garden and to side. Vertical wall radiator. Downlights. Carpet. Loft access incorporating gas central heating boiler. Open to kitchen area. Door into bedroom.

Bedroom

11' 11" x 9' 1" (3.63m x 2.77m)

Double glazed window to side aspect. Vertical wall radiator. Downlights. Door into en-suite shower room.

En-Suite Shower Room

6' 6" x 7' 10" (1.98m x 2.39m)

Extractor fan. Low level WC. Low level wash hand basin with traditional style mixer tap and floating storage drawer under. Porcelanosa tiling throughout. Vertical towel radiator. Frameless wet room shower with rain head shower, concealed plumbing and thermostat. Wall mounted rise and fall independent shower attachment. Porcelanosa wall divide.



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welcome to

Heron Road, Leighton Buzzard

- FIVE BEDROOM DETACHED HOME
- INDEPENDENT FULLY FITTED DETACHED ANNEX
- LANDSCAPED REAR GARDEN
- TWO EN-SUITES
- COUNCIL TAX BAND F

Tenure: Freehold EPC Rating: Awaiting

offers over

£700,000



Annex



Ground Floor



First Floor



Second Floor

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).
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