



The Oaks, Heath And Reach, LU7 0XZ

£650,000





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- Outstanding & Uniquely Designed Detached Bungalow
- Double Garage & Driveway Parking for Four Vehicles
- 26Ft x 21Ft Lounge Area with Vaulted Glass Ceiling
- Quartz Worksurfaces & Neff Appliances in Kitchen
- Far Reaching Views Across Stockgrove Country Park at Rear
- Three Bedrooms
- Tucked Away Within a Cul De Sac of Just Three Other Homes
- High Spec Kitchen/Breakfast Room
- En-Suite to Master Bedroom
- Versatile Mezzanine Style Room

Nestled in the secluded and highly sought after cul de sac of The Oaks in Heath & Reach, this beautifully presented and impressive detached bungalow offers the perfect blend of modern comfort and serene living.

Ideally situated alongside just three other properties in the close, the property is just a short stroll from the picturesque Rushmere Country Park, while boasting far-reaching views over Stockgrove to the rear. This exceptional location combines peaceful surroundings with easy access to stunning natural landscapes, making it a truly idyllic home.



This uniquely designed layout offers thoughtfully planned and versatile living accommodation, perfect for families, couples or those seeking single level convenience with added space. A central front door provides entry to the property leading into a spacious hallway which connects to all rooms effortlessly ensuring a good flow throughout the ground floor.

The kitchen is immediately on the left, featuring a mix of high gloss and wood grain effect units to wall and base levels with Quartz worksurfaces over and a breakfast seating bar. Within the kitchen there are various integrated appliances including a Neff induction Hob with extractor hood, oven and combi Microwave, together with a dishwasher, washing machine, fridge/freezer and wine cooler. Completing the well appointed kitchen is a Franke stainless steel sink with boiling tap, spotlights, under cabinet downlighters and a courtesy door to the driveway at the side.

At the back of the property is a uniquely extended and particularly spacious L-shaped living/dining room which floods the room with natural light from the impressively tall glass windows with vaulted ceiling. Within this room there is quality wood effect flooring, wood burning stove, patio doors leading out to the garden and far reaching views across Stockgrove Country Park. Additionally off from the entrance hallway are three good sized bedrooms, two doubles and a guest room as well as the family bathroom. The master bedroom has its own en-suite shower room and French doors leading out onto the rear garden.

Lastly and a unique attraction of this particular property is a stairway leading up to a mezzanine style room on the first floor which can put to various different uses, possibly as an office/study, occasional bedroom area or for other leisurely purposes. There is a Velux roof window providing a good amount of natural light, two storage cupboards to access the eaves as well as glass panelling to overlook the hallway below.





Outside, the property has an attached double garage, with remote access, a courtesy door to the rear garden and a block paved driveway for up to four vehicles to the front.

There are two areas of decorative shingle to the immediate front of the bungalow and a gate gives side access to the delightful, mature, rear garden which has been landscaped to comprise of two generous patio areas, a water feature and an assortment of plants, shrubs and trees.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiators powered by a wall mounted boiler. There is mains electricity connected.

More about the Location.....

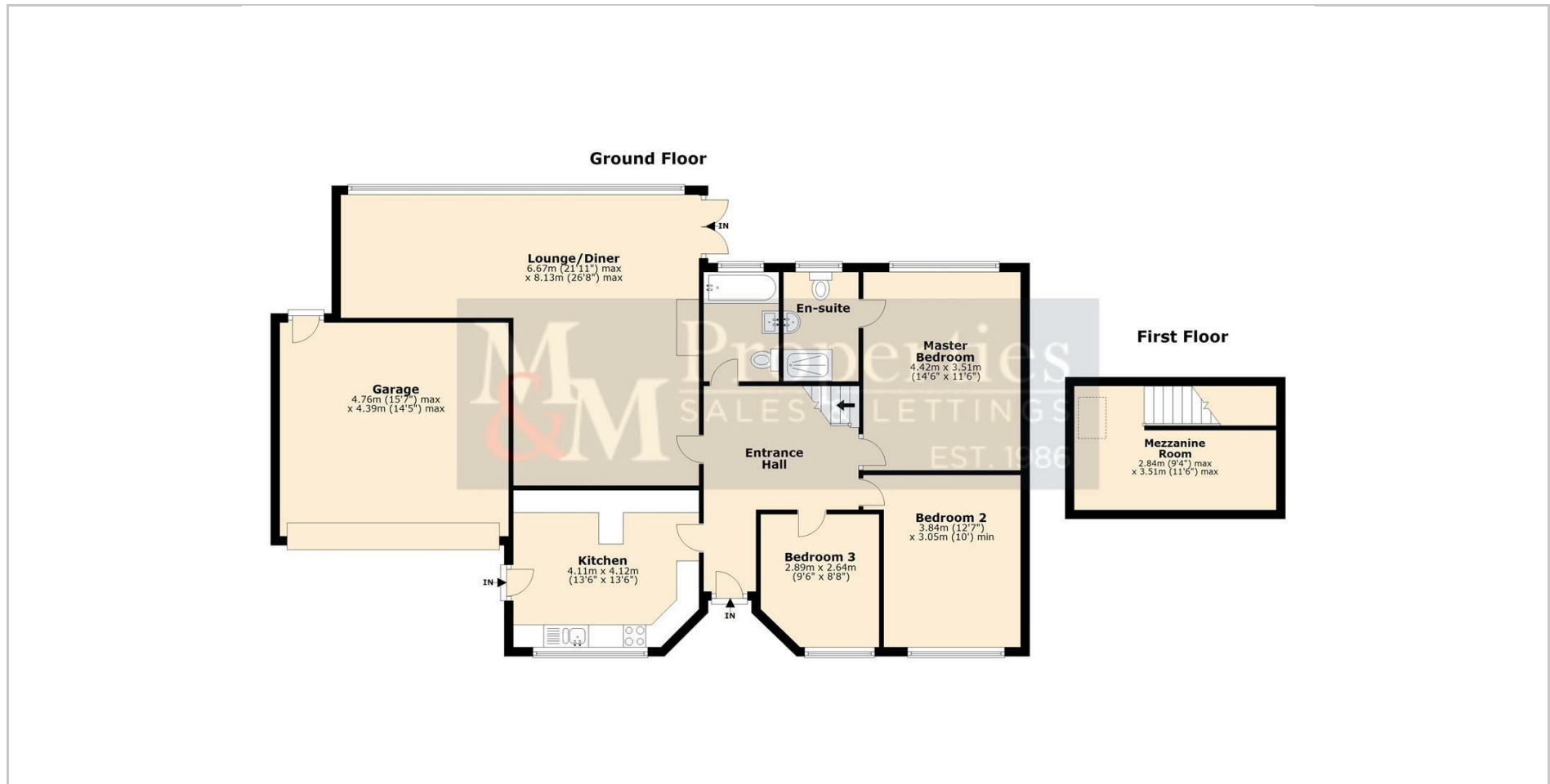
The Village of Heath & Reach is located on the edge of Leighton Buzzard and is a highly sought after location providing typical village life as well as direct access to Leighton Buzzard Town Centre with mainline station, High Street and other amenities. Heath & Reach is also a short drive to the A5 leading to Woburn with eateries & deer park, Milton Keynes, Dunstable and M1.

The village also provides a local Co-Operative store, The Dukes B & B, The Heath Inn and The Axe & Compass public house and restaurant. Rushmere and Stockgrove Country Parks are also just a very short distance with picturesque forest walks, stunning woodlands and meadows aswell as a café and a tourist centre.





Floor Plans



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.