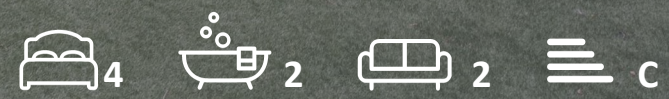




Heron Road, Leighton Buzzard, LU7 4BY

£485,000



- **Beautifully Presented Detached Family Home**
- **Four Spacious Bedrooms**
- **Private Landscaped Rear Garden**
- **Very Short Walk to Picturesque Astral Lake**
- **Garage & Driveway Parking**
- **Immaculate Condition Throughout**
- **Kitchen/Dining Area with Utility Room**
- **Double Aspect Living Room**
- **En-Suite to Master Bedroom**
- **Quiet & Peaceful Tucked Away Location**

Positioned just a very short walk from the picturesque Astral Lake along a very quiet non-through road, comes this beautifully presented and generously proportioned detached family home offering the perfect blend of peace, privacy, and scenic surroundings.

Built in 2013 with one original owner, this property has been maintained to an impeccable standard throughout, offering true turnkey living. Providing over 1,400 sq. ft. of well planned accommodation, the layout includes four generous bedrooms, two bathrooms including a master en-suite, two spacious double aspect reception rooms, and a practical utility area delivering the space and versatility to meet the needs of modern family life.

The property comes with thoughtfully set out accommodation, with spacious rooms throughout laid out over two floors with a large loft space for storage. The ground floor is approached through a central front door, opening into an inviting entrance hall with an understairs cupboard, providing ample space for storing coats and footwear. From the hallway doors either side provide access is into both reception rooms, as well as the downstairs WC.

The main living room enjoys a bright double-aspect outlook with windows to the front and rear, creating a wonderful balance of light and space. French doors open directly onto the garden, while the layout offers a cosy and welcoming setting perfect for relaxed evenings or gathering with family and friends. The, there is an impressive kitchen/dining area that spans almost 20ft and also benefits from a bright double-aspect design, creating a light and welcoming heart of the home.

Generously proportioned and highly functional, it offers the ideal space for busy family mealtimes, homework at the table, and relaxed weekend gatherings. Lastly and to complete the ground floor is the practical utility area with doors leading out to the garden.

The first floor is again thoughtfully designed to provide space and comfort for the whole family. It comprises four well proportioned bedrooms, including a generous master with an en-suite, ensuring privacy and convenience for the adults.





The additional three bedrooms are ideal for children, guests, or even as a home office. A modern family bathroom serves the other rooms, while the landing provides easy access to all areas. The layout maximizes natural light and circulation, creating a bright and welcoming environment for everyday family life.

The property occupies a generous plot, offering excellent scope for future extensions if desired. To the front, a low-maintenance decorative shingle garden creates attractive kerb appeal, complemented by a paved pathway that leads directly to the entrance.

The rear garden has been thoughtfully landscaped to create a stylish, low-maintenance space ideal for both relaxing and entertaining, whilst being fully enclosed maximising privacy with a mix of brick walls and timber fencing.



Desirable features are an artificial lawn with well-defined raised sleeper borders, mature planting, and decorative lighting, with the garden also benefiting from a spacious patio area perfect for outdoor dining. A raised seating area at the far end provides an inviting spot to unwind, making this a versatile and attractive outside space to enjoy year-round.

There is a driveway to the side of the property to park two to three vehicles. Additionally there is a single garage, accessed through an up and over door, with power, light and electric connections as well as a courtesy door to the garden.

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

More about the Location.....

The property is positioned within a tucked away road within the 'Sandhills' development of Leighton Buzzard residing in a vibrant modern community established in the early 2000s. This particular property enjoys being literally a stones throw away from Astral Lake, where you can enjoy picturesque views and scenic walks.



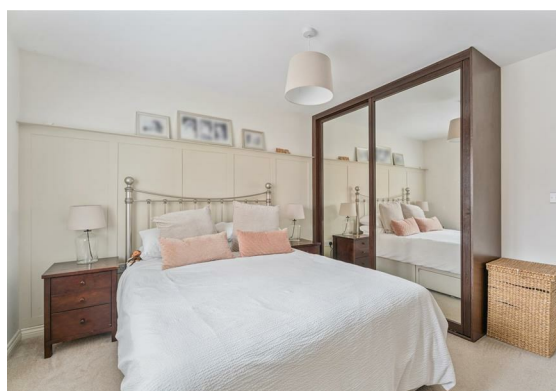
Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.

Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.

Freehold.

Council Tax Band E.



## Floor Plan

Approximate Gross Internal Area  
Ground Floor = 58.1 sq m / 625 sq ft  
First Floor = 55.3 sq m / 595 sq ft  
Garage = 17.9 sq m / 193 sq ft  
Total = 131.3 sq m / 1,413 sq ft  
(Excluding Void)

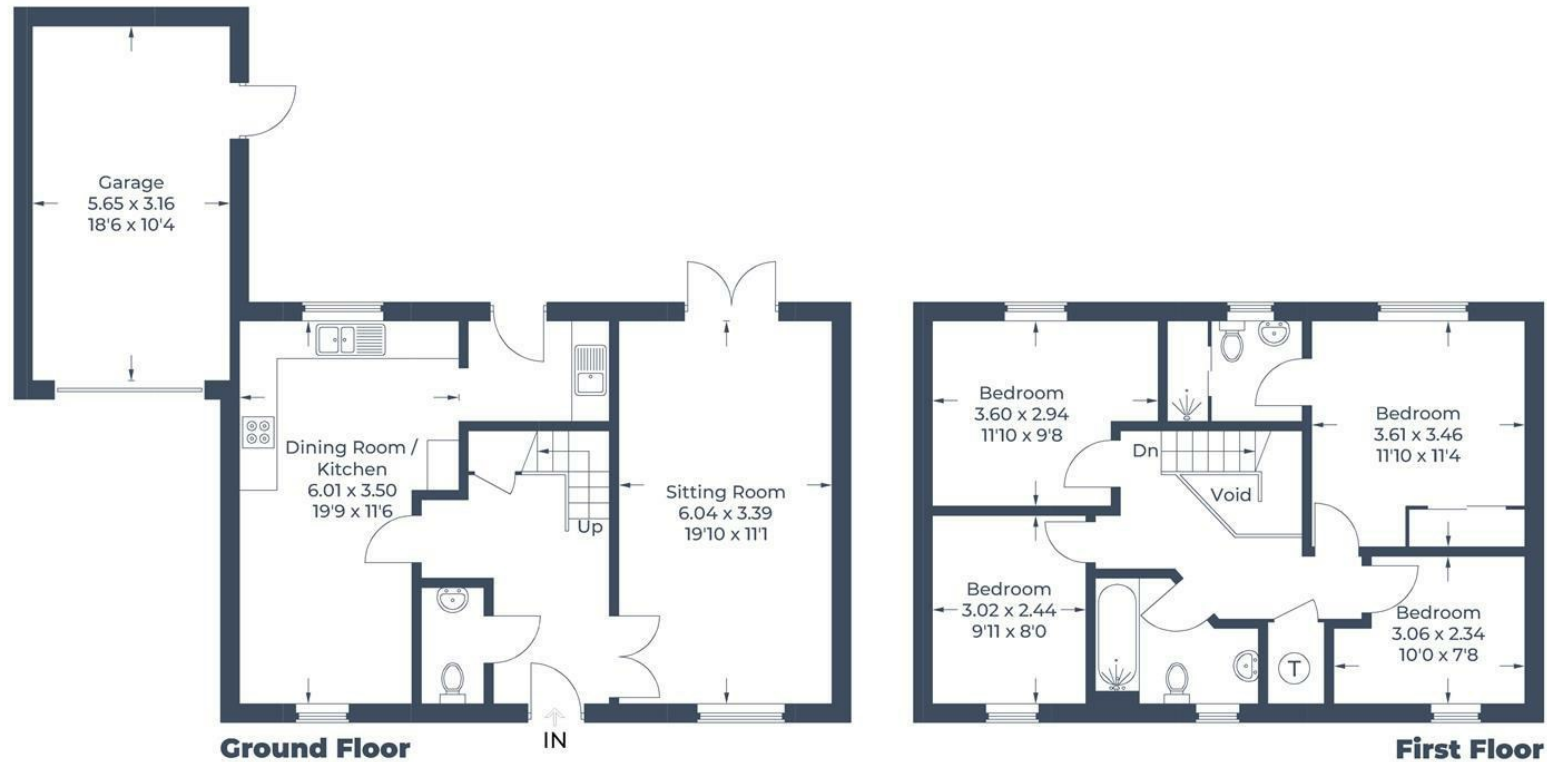


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for M & M Properties

## 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.