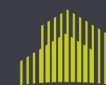




Emu Close

Heath And Reach, Leighton Buzzard, LU7 0AT

Guide Price £300,000



QUARTERS
YOUR NEXT MOVE

Emu Close

Heath And Reach, Leighton Buzzard,
LU7 0AT

Quarters are delighted to offer for sale with no upper chain this two bedroom bungalow located in the popular village of Heath and Reach, with the added benefit of a loft room. The property provides accommodation comprising: Entrance hallway, kitchen, lounge, two bedrooms, shower room and a bonus loft room. Additional benefits include double glazed windows, gas heating, driveway parking, garage and gardens. Viewing is highly recommended.

Location:

Emu Close is a popular quiet road close to Rushmere Park in the leafy and desirable village of Heath and Reach. The road consists mainly of bungalows, many of which have benefitted from loft conversions. Local amenities are in abundance with shops, homely public houses, good school catchment and a range of walks and footpaths which include Rushmere and Stockgrove Country Parks among it's many close by attractions. The village is well situated for transport connections, with the A5 in close proximity, and Leighton Buzzard mainline station just an 8 minute drive away, which boasts trains to London Euston in as little as 30 minutes.

Ground Floor:

Enter via a UPVC door into the hallway which provides access to the lounge, kitchen, two bedrooms and family bathroom. The lounge features double glazed sliding doors to the rear garden. There is an electric fire in a fireplace at the heart of the room, and the floor is laid to wood effect flooring. There are also space saving stairs leading to the loft room. A tiled floor in the hallway continues through to the kitchen, which is fitted with a range of wall and base level units, and there are spaces for appliances. There is a UPVC door to the side and the sink is positioned to enjoy views of the rear garden. Both ground floor bedrooms face the front aspect and are good sized double bedrooms. They feature wood effect flooring and there is ample space for a range of furniture. The bathroom is fitted with a white four piece suite comprising of a low level WC, bidet, pedestal wash hand basin and quadrant shower cubicle.





Loft Room:

The space saving steps arrive on a small landing with a door to the loft room. There is a window to the rear aspect providing pleasant views, and space for furniture. Additionally, there is eaves storage.

Outside:

To the front of the property is a mature garden and a driveway which extends to the front door and garage. The rear garden features a patio area off the back of the property, and is tiered to provide a generous lawn which is bordered by a variety of shrubbery. The raised position of the lawn ensures splendid views.

Garage:

The garage is situated to the rear of the driveway and is accessed via an up and over garage door.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 767 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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