



Watling Street
, Heath And Reach, LU7 9RA

Price £425,000



QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this extended three bedroom semi-detached character cottage, offering a wealth of period features and ideally situated with excellent transport links and overlooking open fields to the rear. The property is presented to the market in good order, and offers spacious accommodation comprising: Porch, 18ft lounge, kitchen which has been opened to the dining room, bathroom, refitted shower room, study and three bedrooms. Additional benefits include privately owned solar panels, double glazing (where specified), gas heating, off road parking for two cars and a generous mature private rear garden. Viewing is highly recommended.

Porch:
Enter via front door. Windows to dual aspects. Wooden door to:

Lounge:
Two double glazed windows to front aspect. Two double panel radiators. Feature fireplace with wood burning stove. Open to:

Kitchen/Dining Room:
Dining room: Single panel radiator. Door to inner hallway. Open to kitchen: Double glazed window to rear aspect. Fitted kitchen comprising: One and a half bowl sink with cupboard under. Further range of wall and base level units with roll edge work surface over. Space for fridge freezer, washing machine and dishwasher. Integrated double oven and hob with filter hood over. Tiling to water sensitive areas. Door to:

Lobby:
Double glazed window to rear aspect. Doors to shower room, study and rear garden.

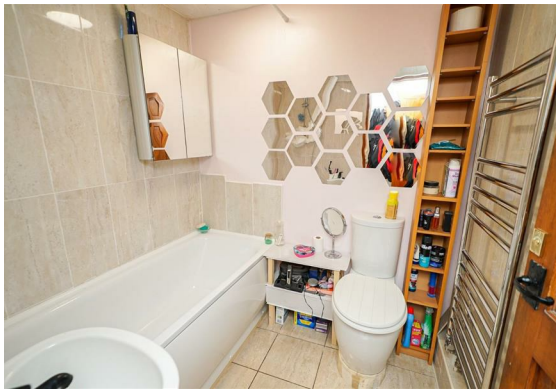
Shower Room:
Refitted suite comprising: Low level WC, wash hand basin and shower cubicle.

Study:
Double glazed window to rear aspect. Single panel radiator. Central heating boiler. Courtesy door to garage.

Inner Hallway:
Single panel radiator. Stairs to first floor. Door to:

Bathroom:
Window to rear aspect. Chrome heated towel rail. Refitted white suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to all walls. Ceramic tile floor. Extractor fan.

First Floor:





Landing:

Two double glazed windows to dual aspects. Built in storage. Doors to all bedrooms.

Bedroom One:

Two double glazed windows to front aspect. Two double panel radiators. Built in wardrobes. Telephone point.

Bedroom Two:

Double glazed window to rear aspect. Single panel radiator.

Bedroom Three:

Double glazed window to front aspect. Single panel radiator. Built in wardrobe.



Outside:

Front:

Paved pathway to front door with raised mature planted beds. Driveway parking extending to garage door and gated access to rear garden.

Rear:

Expansive rear garden with paved patio areas and remainder mainly laid to lawn and planted beds, with a wealth of mature plants and trees.

Garage:

Access via up and over door. Power and lighting.

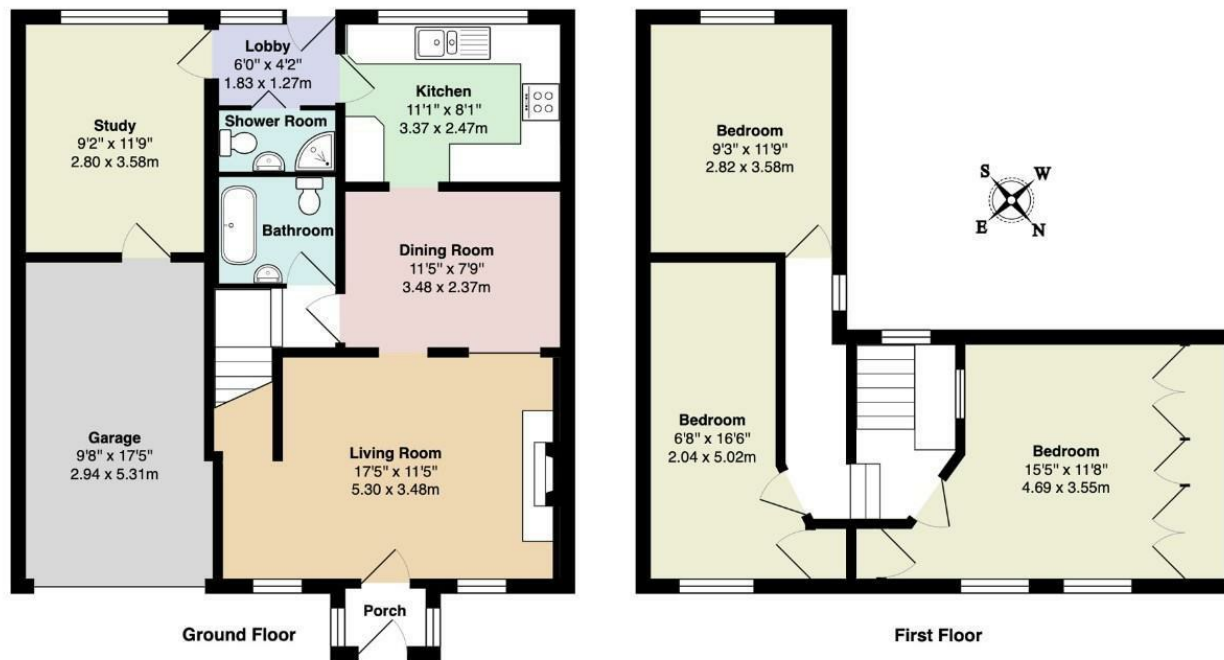
Solar Panels:

The vendors have installed privately owned solar panels at the property, vastly reducing their electricity bill.



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



Approximate Area: 1147 ft² ... 106.6 m² (Excluding Garage)

Approximate Area of Garage: 167 ft² ... 15.5 m²

Total Approximate Area: 1314 ft² ... 122.1 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.

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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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