



Heath Road
, Leighton Buzzard, LU7 3AY

Offers In Excess Of £900,000

4 2 4 D

A row of icons representing property features: a bed icon with the number 4, a shower icon with the number 2, a car icon with the number 4, and a staircase icon with the letter D.

 **QUARTERS**
YOUR NEXT MOVE

Heath Road

, Leighton Buzzard, LU7 3AY

Quarters are delighted to offer for sale this unique and welcoming four bedroom detached family home, located on one of Leighton Buzzard's most sought after roads. The original house was built in 1852, and there has been a variety of extensions and alterations over the many years since resulting in an exceptional character filled individual family home. The current owners have conducted a full renovation during their ownership, with accommodation now comprising: Entrance hall, sitting room, family room, refitted kitchen/dining room, study/playroom, cloakroom/WC, utility, basement cinema room, four double bedrooms (master with refitted en-suite) and a refitted family bathroom. Additional benefits include modern double glazed windows, gas central heating, ample driveway parking and an expansive landscaped rear garden. Viewing is highly recommended.

Location:

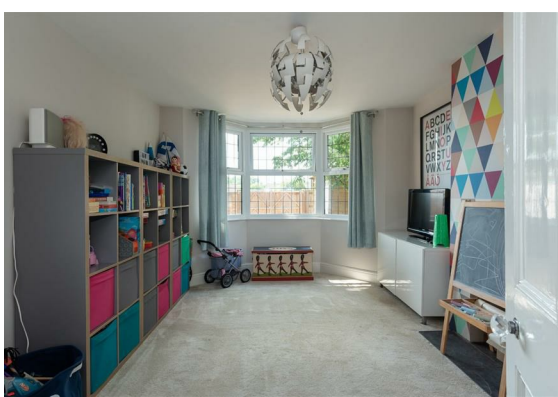
Heath Road remains one of Leighton Buzzard's most popular and sought after locations, providing a range of family homes with a wealth of character. Its central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 2.2 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

The 15ft entrance hall provides a warm welcoming space, with built in storage and doors to the sitting room and reception hall. The reception hall provides the heart of the exceptional ground floor living space, with openings to the sitting room, and kitchen/dining room, and doors to the inner hallway and garden. The current owners have thoughtfully designed the rear of the property ensuring that the fantastic landscaped garden blends perfectly with the living accommodation, with bifolding doors in both the sitting room and kitchen/dining room combining to provide an excellent home to enjoy a sunny day. The sitting room is a bright and spacious room with a wood burning stove and great views of the garden. The kitchen/dining room has been refitted to a high specification and compliments the feel of the home, with a range of units, ample work surface, and a variety of integrated appliances such as a Quooker boiling tap and wine cooler. To the front of the property, in the original part of the house, there is a good sized family room, a further reception room currently used as a study/playroom, a utility room and a refitted cloakroom/WC. These rooms are all access via the inner hallway, which provides stairs to the lower ground floor and first floor.

Lower Ground Floor:

Within the cellar, the owner is utilising the space as a cinema room which is an excellent place to unwind. There is a double glazed window providing ventilation, central heating, and the vendor advises that the cellar has been tanked and soundproofed.





First Floor:

The long landing provides access to the first floor bedrooms and family bathroom. The master bedroom is approximately 16 metres sq. allowing for a range of bedroom furniture, and the room enjoys a refitted ensuite bathroom. There is a further double bedroom to the front aspect, and two double bedrooms to the rear. The family bathroom has been completed refurbished, with both the floor and roof replaced prior to installation of the high specification four piece suite.

Outside.

To the front of the property is an expansive gravelled driveway with privacy provided by a 6ft brick wall to the border. The rear garden is an exceptional space, undergoing landscaping in 2019 with a large patio area adjacent to the house and a vast lawn with mature shrubbery and trees.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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 Total Area: 2586 ft² ... 240.3 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.
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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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