



Heath Court
, Leighton Buzzard, LU7 3JR

Price £895,000

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 **QUARTERS**
YOUR NEXT MOVE

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, Leighton Buzzard, LU7 3JR

Quarters are delighted to offer for sale with no upper chain this stunning five bedroom detached family home located on one of Leighton Buzzard's most prestigious roads which is situated within walking distance of the beautiful Rushmere Country Park and Leighton Buzzard Golf Club. The property has been substantially extended and now provides extensive accommodation comprising: Entrance hallway, cloakroom/WC, sitting room, study, 21ft dining/family room, conservatory, 21ft kitchen/breakfast room, utility room, five bedrooms (three with en-suite facilities) and a further shower room. Additional benefits include private garden, garage and driveway parking. Viewing is highly recommended to appreciate the space and setting this property has to offer.

Location:

The highly desirable Heath Court, sits off the prestigious Plantation Road, near to Leighton Buzzard Golf Course, and remains one of Leighton Buzzards most sought after locations with a range of beautiful family homes set within a leafy environment. Its close proximity to Leighton Buzzard Town Centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 2.1 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 front porch opens into the entrance hallway, featuring vinyl flooring which continues throughout the majority of the ground floor. There are stairs leading to the first floor with built in storage cupboard under, and doors to the lounge, study, cloakroom/WC and open plan kitchen/dining/family room. The spacious lounge faces the front aspect, and provides plenty of room for a range of furniture, whilst on the opposite side of the house at the front is a study area. The rear of the property has been extended and thoughtfully planned, now providing a stunning refitted kitchen/breakfast room, family room and dining area. Off the dining area is a refitted utility room, with a courtesy door into the garage, and on the opposite side off the kitchen/breakfast room, a door leads into the generous conservatory. The kitchen has been refitted with a modern range of grey glossy units, and a wealth of integrated appliances. There is ample work surface and a breakfast bar which can seat five people. Bi-folding doors and a large window provide views of the rear garden. The units in the utility room match the kitchen, and there are spaces for appliances plus a courtesy door to the garage.





First Floor:

The landing provides access to the loft space, bedrooms and shower room. The master bedroom is exceptionally large and enjoys use of an ensuite shower room which has been refitted to a high standard. There is also a door into the fifth bedroom, which could be used as a dressing room, if required. Bedroom Two is also exceptionally large, with a built in wardrobe and ensuite bathroom. Dual aspect windows in both of the largest bedrooms introduce plenty of light. Bedroom Three is a good sized double room with built in wardrobe and ensuite bathroom, and the fourth bedroom is a double room with space for additional furniture, conveniently situated close to the separate shower room.

Outside:

To the front of the property is a block paved driveway extending to the garage and front door, with a neat lawn and shrubbery to the borders. The south westerly facing rear garden has a block paved patio which spans the rear of the house, and a generous lawn which enjoys sunlight throughout the day.

Double Garage:

The double garage is accessed via an automatic up and over garage door. There is power and lighting plus a courtesy door into the utility room.



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: 2788 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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