



Thomas Street

, Heath And Reach, LU7 0AN

Offers In Excess Of £350,000



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Quarters are delighted to offer for sale with no upper chain this three double bedroom detached family home located on a quiet street in the sought after village of Heath and Reach. The property is in need of modernisation throughout, providing spacious accommodation comprising: Entrance hall, lounge, dining room, kitchen, cloakroom/WC, conservatory, three bedrooms and a family bathroom. Additional benefits include, gas heating, garage, workshop, driveway and private rear garden. Viewing is highly recommended.

Location:

Thomas Street is situated in the heart of the leafy and desirable village of Heath and Reach. Local amenities are in abundance with shops, homely public houses and the within the catchment of the ofsted rated outstanding St Leonards lower school. There is a range of walks and footpaths on the doorstep which include the stunning 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 into the welcoming hallway which provides access to the lounge, cloakroom/WC and kitchen, plus there is a built in storage cupboard and stairs leading to the first floor. The lounge has ample space for a variety of living room furniture, and there is a bay window to the front aspect. Doors separate the lounge from the dining room at the rear, and these can remain ajar to provide open-plan living. The dining room can comfortably accommodate a family sized dining table and additional furniture. Doors lead to the conservatory and kitchen. The kitchen is a spacious room with a range of wall and base level units and courtesy door leading to the side. The conservatory is of double glazed construction, and an opening leads to a lean-to store.





First Floor:

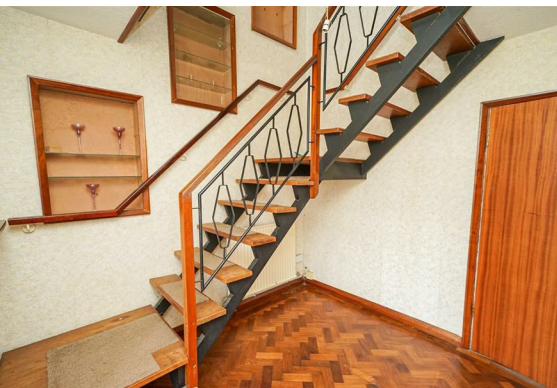
The spacious landing provides access to the three bedrooms and family bathroom. Each of the three bedrooms are good sized double rooms, with fitted wardrobes and plenty of space for a variety of bedroom furniture. The bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and shower cubicle.

Outside:

To the front of the property is a driveway which extends to rear access gates, and the remainder is laid to lawn with a path leading to the front door. To the side of the property is a covered area leading to the garage/workshop and rear garden. The rear garden features a paved patio area and the remainder is laid mainly to lawn.

Garage/Workshop:

The garage is supplied with power and lighting, and a central "mechanic's pit" is present for motor vehicle repairs. Adjoined to the garage is a workshop.



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: 1379 ft² (excluding garage, workshop)

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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