



Sylvester Street

Heath And Reach Leighton Buzzard, LU7 0AH

Offers In Excess Of £475,000



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QUARTERS

YOUR NEXT MOVE

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Offered for sale this four double bedroom detached family home located in the heart of sought after Heath & Reach. The property is presented to the market in excellent order and provides spacious living accommodation comprising: Entrance hall, cloakroom/WC, 17ft lounge, kitchen/breakfast room, dining room, conservatory, four double bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas central heating, landscaped rear garden, garage and driveway parking.

Location:

Sylvester Street is a quiet no through road right in the heart of the leafy and desirable village of Heath and Reach. 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 stained glass front door into the spacious and welcoming hallway, which provides access to the cloakroom/WC, kitchen/breakfast room and lounge, plus there is a built-in storage cupboard and stairs leading to the first floor with a built-in cupboard under. The kitchen/breakfast room faces the front aspect, and is a generous room fitted with a range of wall and base level units. There are spaces for a variety of appliances, and a family sized dining table can be situated centrally. A courtesy door leads to the side. The spacious lounge is bright and airy, and can comfortably accommodate a variety of living room furniture. There is a fireplace providing a focal point, sliding doors to the conservatory and an opening to the dining room, giving an open plan feel. The dining room is suitable for a large dining table, and could also be used as a family/play room if required. The conservatory is of brick base and double glazed construction, and its central position gives panoramic views of the garden.





First Floor:

The landing sits in the heart of the first floor, providing access to the bedrooms, family bathroom and loft space, plus there is a built-in airing cupboard. The master bedroom is well proportioned and includes built-in wardrobes to one wall. A door opens into the ensuite, which is fitted with a four piece suite comprising of a low level WC, pedestal wash hand basin, shower cubicle and panel bath. There are three further double bedrooms, making this a great choice for families of all ages. Bedrooms three and four include built-in wardrobes. The family bathroom is fitted with a four piece suite comprising of a low level WC, pedestal wash hand basin, shower cubicle and panel bath, with tiling to match the ensuite.

Outside:

The property is bordered by a wall to the front, with a block paved driveway extending to the garage and front door, and there are neat shingled borders. The landscaped rear garden features paved patio areas to either side of the conservatory. A path extends along the edge of the garden to a timber shed, and the remainder is laid mainly to lawn with neat shingled borders.

Garage:

The garage is accessed via an automatic door and is supplied with power and lighting.



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: 1627 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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