



Woburn Road

Heath And Reach Leighton Buzzard, LU7 0AP

Price **£775,000**



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QUARTERS
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Offered for sale this executive four bedroom detached family home situated in a quiet cul-de-sac within the highly sought after village of Heath & Reach. The property provides spacious and versatile accommodation of almost 2000 sq ft comprising: Entrance hall, lounge, stunning kitchen/dining room, utility room, study/family room, cloakroom/WC, four bedrooms (two with en-suite), family bathroom and a balcony off the master bedroom. Additional benefits include generous landscaped rear garden, double garage and driveway parking.

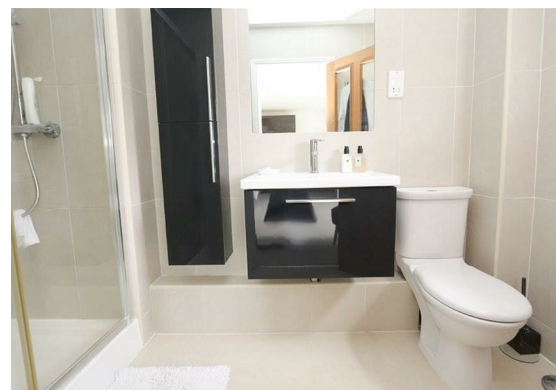
Location:

Woburn Road is situated in the heart of the leafy and desirable village of Heath and Reach, with this property hidden away in a modern cul-de-sac consisting of a range of executive homes. 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 double glazed composite front door into the welcoming hallway, which provides access to the study/family room, lounge, kitchen/dining room, plus there is a cloakroom/WC. The study/family room faces the front aspect, and would make for an excellent home office or playroom, and there are doors connecting to the lounge. The well proportioned lounge provides ample space for a variety of living room furniture, and the room is flooded with light via bi-folding doors which open on a rear patio area. The kitchen/dining room is also situated to the rear and is a good sized for families, with plenty of floor space to accommodate a family dining table. The kitchen is fitted with a premium range of wall and base level units with an integrated dishwasher and spaces for an American style fridge freezer and range cooker with hood over. A door opens into the utility room which features a stainless steel sink, further units and spaces and plumbing for a washing machine and tumble dryer, plus a courtesy door to the side.





First Floor:

The first floor landing is bright and airy, providing access to the bedrooms, family bathroom and loft space, plus there is a built-in airing cupboard. The master bedroom is centrally located, and is an excellent sized room with bi-folding doors opening onto a balcony, perfectly situated overlooking the rear garden. The room also has an ensuite shower room which is fitted with a fashionable three piece suite comprising of a low level WC, vanity wash hand basin and shower cubicle. A further double bedroom sits facing the front aspect and also benefits from an ensuite shower room with plenty of space to configure a variety of bedroom furniture. Bedrooms three and four are also good sized double rooms, making this an excellent choice for families of all sizes.

Outside:

To the front of the property is a neat lawn with mature shrubbery and a path extending to the front door, plus a block paved driveway fronting the double garage. A side gate leads to the landscaped rear garden, which enjoys patio areas across the rear of the property with a generous lawn surrounded by an established array of shrubbery, making for a pleasant setting throughout the year. The garden is private and not overlooked from the rear.

Garage:

Two garage doors provide access to this spacious double garage. There is also power and lighting and a courtesy door through to the rear garden.



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: 1978 ft² (excluding balcony)

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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