



Heath Road

Leighton Buzzard, LU7 3AT

Offers In Excess Of £750,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale, with no upper chain, this extended four bedroom detached family home located in one of Leighton Buzzard's most sought after roads and just a short walk from sought after schooling. The property is presented to the market in excellent order, having been improved by the current owners, and offers expansive living accommodation comprising: Entrance hallway, cloakroom/WC, 22ft lounge, 19ft family room, dining room, kitchen, breakfast room with utility & pantry, four bedrooms (master with ensuite), additional dressing room and a refitted family bathroom. Additional benefits include double glazing, gas heating, mature gardens with renewed raised deck, garage and generous driveway parking for several cars. Viewing is highly recommended to appreciate the space and setting of this property.

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:

Enter via the front door into the welcoming entrance hallway which is laid to feature tiled floor and there is half panelling to the walls. Doors lead to the lounge, dining room, cloakroom WC and kitchen plus there are stairs leading to the first floor. The lounge receives plenty of light through dual aspect windows with a sliding patio door opening onto the rear raised deck. There is ample space for a variety of living room furniture and wood effect flooring providing a fine finish under foot. A door leads into the family room which is also well suited for use as a study. The room features dual aspect windows and a decorative fireplace. The dining room faces the front aspect and provides plenty of space for a family sized dining table with half panelling to the walls and fashionable decor. The cloakroom/WC has been refitted with a low level WC and wall mounted wash hand basin with tiling to water sensitive areas. The kitchen has been refitted with a fashionable range of wall and base level units with butler sink inset into wooden work surfaces. There is space for a dishwasher, integrated double oven and four ring gas hob with hood over. A door opens into the breakfast room which is fitted with units to match the kitchen and there is an addition of one and a half bowl stainless steel sink and spaces for a variety of appliances. A door opens into the utility and pantry, plus there is a further storage cupboard. A door towards the front opens into the garage and there are French doors opening to the rear.





First Floor:

The landing provides access to the four bedrooms and family bathroom plus there is built in airing cupboard and access to the loft. The master bedroom faces the front aspect and provides ample space for a variety of bedroom furniture. The room benefits from an ensuite shower room which has been refitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and shower cubicle. Bedroom two also faces the front aspect and provides plenty of space for a variety of furniture and conveniently includes a walk in wardrobe. Bedroom three enjoys stunning views to the rear and is a good sized double room, as is the fourth bedroom which includes a built in wardrobe. The family bathroom has been thoughtfully refitted to include a four piece suite comprising of a low level WC, pedestal wash hand basin, roll top bath and walk in shower cubicle. The room is perfectly completed by fashionable tiling where required.

Outside:

To the front of the property is a large gravelled driveway which provides plenty of room for parking as well as access to the garage. The rear of the property benefits from a large garden which has a renewed raised deck seating area, providing a perfect spot for entertaining. Steps lead down into the expansive garden, which is mostly laid to lawn with a timber shed sited at the end of the garden.

Garage:

The extra wide garage is accessed via an electric up and over garage door and there is power and lighting plus storage to the eaves.



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



Approximate Area: 1821 ft² ... 169.2 m² (excluding garage)

Approximate Area of Garage: 244 ft² ... 22.7 m²

Total Approximate Area: 2065 ft² ... 191.9 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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