



The Heath

Leighton Buzzard, LU7 3HL

Guide Price £825,000



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QUARTERS

YOUR NEXT MOVE

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This rare to the market four bedroom detached family home is situated on an enviable corner plot 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, and is available with no upper chain. The property provides excellent potential to extend (STPP) and is presented in excellent order, with spacious accommodation comprising: Entrance hallway, cloakroom/WC, study, 17ft living room, dining room, 17ft kitchen/breakfast room, four generous bedrooms (master with ensuite facilities), and a family bathroom. Additional benefits include an expansive southerly facing rear garden, double garage and ample driveway parking. Viewing is highly recommended to appreciate the space and setting this property has to offer.

Location:

The Heath sits off the prestigious Plantation Road, near to Leighton Buzzard Golf Course, and remains one of Leighton Buzzard's most sought after and prestigious 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:

Enter via a composite front door into the entrance hall, which provides a warm welcome into this wonderful executive family home. There are stairs leading to the first floor and doors to the lounge, dining room, kitchen/breakfast room, cloakroom/WC and study. The study faces the front aspect and could also be used as a family room, if required. The kitchen/breakfast room is situated to the rear with quality Amtico flooring, enjoying views of the garden, and there is also a courtesy door to the side. There is plenty of oak work surface with a range of wall and base level units, and an integrated Miele oven and Miele induction hob with hood over. There are spaces for a variety of appliances, including a dishwasher, fridge freezer, washing machine and tumble dryer, plus room remaining for a breakfast table. Off to the left of the hallway is the lounge and dining room, seamlessly connected via double doors, giving an open plan option. The lounge faces the front aspect, with a focal point fireplace, and a comfortable amount of space for a variety of furniture. The dining room enjoys pleasant views of the rear garden via double glazed French doors, providing the perfect spot for a family sized dining table.





First Floor:

The first floor landing includes an airing cupboard and there is access to the four bedrooms and loft space. The master bedroom enjoys a pleasant outlook over the rear garden, with quality Amtico flooring and plenty of space for furniture. There is also use of a refitted ensuite comprising of a low level WC, vanity wash hand basin and shower cubicle, finished nicely with a tiled floor. There are two further double bedrooms, one facing the front aspect, and the other situated centrally, currently used as a dressing room. The fourth bedroom is a well proportioned single bedroom, suitable for use as a guest room, and including a built-in wardrobe. The family bathroom has been refitted with a modern low level WC, vanity wash hand basin and shower cubicle, with a finish to match the ensuite.

Outside:

The property sits on an enviable plot, with a lawn spanning the front of the property and a path extending to the front door. A block paved driveway extends to the double garage, with gated access to the rear either side, and provides parking for multiple cars. The impressive wraparound rear garden features an expansive lawn which is enclosed by panel fencing, and there is an array of mature shrubbery to the borders. The quiet setting ensures that the local wildlife visit regularly. A paved patio sits off the dining room, and tucked away into a corner is a timber storage shed.

Garage:

The double garage is accessed via an automatic roller door, and has been supplied with power and lighting. There is potential for eaves storage space, and a courtesy door opens 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



Approximate Area: 1462 ft² ... 135.8 m² (excluding double garage)

Approximate Area of Double Garage: 278 ft² ... 25.9 m²

Total Approximate Area: 1740 ft² ... 161.7 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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