



## The Stile

Heath And Reach Leighton Buzzard, LU7 oBL

Offers In Excess Of £550,000



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## The Stile

### Heath And Reach Leighton Buzzard, LU7 0BL

We are delighted to offer for sale this extended versatile detached four bedroom family home located in this ever popular quiet road in the sought after village of Heath & Reach. The property is within walking distance of Rushmere Park, as well as a range of local amenities, and is presented to the market in excellent order with accommodation comprising: Entrance hall, cloakroom/WC, refitted kitchen/breakfast room, dining room, generous lounge, study/bedroom/family room, four bedrooms, family bathroom plus an en-suite shower room. Additional benefits include gas central heating, double glazing, garage and driveway parking. Viewing is highly recommended to appreciate the space.

#### Location:

The Stile is a quiet road close to Rushmere Park in 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:

The entrance hall provides a nice welcome into this spacious family home. On the left is the cloakroom/WC and stairs leads to the first floor with a handy cupboard underneath. There is a refitted kitchen/breakfast room which provides a wealth of wall and base level units with roll edged granite work surfaces and tiled splash-back. There are space for various white goods and an integrated oven and gas hob with hood over. A dining room is to the rear with patio doors providing access to the landscaped garden. At the end of the entrance hall is a door into the bright and spacious lounge which over looks and provides access to the rear garden. In the heart of the room is a marble fireplace which makes an impressive feature, the generous size of the lounge ensures that a range of living room furniture fits comfortably. A study/bedroom/family room is a versatile space which is positioned to the front and has a bright and airy feel. A range of furniture can easily be arranged.







#### First Floor:

The stairs provide access to all four bedrooms and family bathroom. To the rear of the property is a double bedroom with refitted en-suite shower room. Two further bedrooms are to the rear, one being a good sized double and the other a thoughtfully planned single. A further double bedroom is to the front and has a bright and airy feel. The family bathroom has dual aspect windows and has been refitted with a four piece suite comprising of a low level WC, vanity hand wash basin, bidet and panel bath with shower over, there is also further storage

#### Outside:

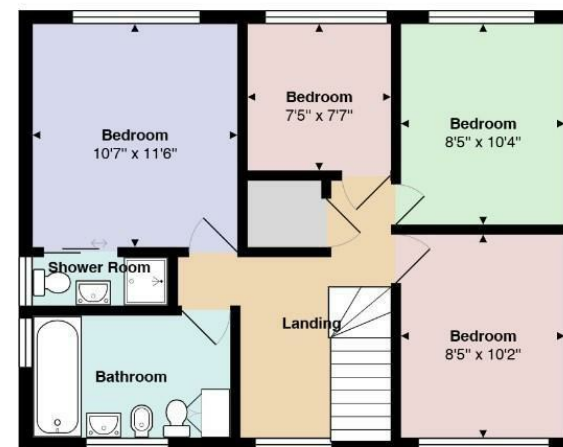
To the front is a driveway providing parking for multiple vehicles extending to the garage and front door. At the rear of the property is a landscaped garden, with an upper paved patio area and steps up to a generous lawn with raised bedding. The remainder of the garden ensures that sunlight can be found throughout much of the day.



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: 1862 ft<sup>2</sup>

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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