



Heath Road

Leighton Buzzard, LU7 3AG

Offers In Excess Of £950,000



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QUARTERS

YOUR NEXT MOVE

Heath Road

Leighton Buzzard, LU7 3AG

An opportunity to purchase this stunning and well presented four double bedroom detached family home, situated on an excellent wrap-around plot on this highly sought after road. The property is in superb order throughout, providing bright and spacious accommodation comprising; Entrance hallway, living room, sitting room, cloakroom/WC, refitted kitchen/dining room, utility, four generous double bedrooms (master with refitted ensuite) and a refitted family bathroom. Additional benefits include fixed stairs to the loft, double glazing, gas heating, garage, expansive gated driveway and generous wrap around gardens. Viewing is highly recommended.

Location:

Heath Road remains one of Leighton Buzzard's most popular locations, providing a range of family homes with a wealth of character. Its central location ensures that the historic market town centre is within walking distance, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.4 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 into the welcoming hallway which sits centrally on the ground floor. There are doors to the living room, sitting room, kitchen/dining and cloakroom/WC, plus stairs leading to the first floor. The living room is an impressive 22'5 feet x 15'0 feet, ensuring ample room for a variety of furniture to be positioned around the open fireplace. There are windows to three aspects, introducing plenty of light and providing views of the wrap-around garden. The sitting room provides an additional lounge area, ensuring this is a great choice for families of all sizes, and there are splendid rear views as well as access to the garden. The cloakroom/WC has been refitted with a suite and tiling which perfectly compliment the style of this impressive home. A rear extension has increased the kitchen/dining room to in excess of 34 feet, with a range of wall and base level units providing plenty of storage, and granite work surfaces giving a fine and lasting premium finish. Integrated appliances include a wine cooler, fridge freezer, dishwasher, Fisher & Paykel double oven and a five ring gas hob with hood over. The dining area presents the perfect spot for a family sized dining table to be positioned to take in dual aspect views of the rear garden. There is a door leading out to the patio area, and a further courtesy door to a covered passage, which connects to the garage and utility room. The utility room has been fitted with a stainless steel sink and a range of units, with spaces for various appliances.





First Floor:

The landing provides access to the bedrooms and family bathroom, plus there are stairs to the loft space. The master bedroom is situated to the rear and overlooking the garden, providing plenty of room for a variety of furniture and includes hand-built fitted wardrobes. The room also benefits from an ensuite which has been refitted with a fashionable suite comprising of a low level WC, twin vanity wash hand basins and a double width shower cubicle. There are three further generous double bedrooms, two are situated facing the rear aspect, one of which includes fitted wardrobes. The front facing bedroom also includes a convenient walk-in wardrobe. The family bathroom completes the first floor, providing a desirable four piece suite comprising of a low level WC, vanity wash hand basin, roll-top bath and a shower cubicle.

Loft:

The loft space has been provided with heating lighting and carpets, with a Velux window introducing natural light. The vendors currently use the space as a study, plus there is further storage to the eaves.

Outside:

This exceptional family home enjoys equally impressive outside space. An automatic gate grants access to the expansive block paved driveway, which sits between expansive landscaped lawns. An array of mature shrubbery is well suited to the setting. The garden wraps around to the side, joining to the excellent rear garden. The westerly aspect ensures sunlight can be enjoyed throughout much of the day and into the evening, with paved patio areas providing excellent spots for entertaining. The generous lawn gives ample space to be enjoyed by all of the family. Tucked away to one corner is a summer house, currently used as a gym space, and to one corner of the garden is a storage shed.

Garage:

The garage is accessed via an automatic up and over garage door. There is power and lighting plus potential for storage to the eaves.

Agents Note:

The vendor is an employee of Quarters Estate Agents.



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: 2362 ft² ... 219.4 m² (excluding garage)

Approximate Area of Garage: 181 ft² ... 16.8 m²

Total Approximate Area: 2543 ft² ... 236.2 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.
MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.

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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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