



Copper Beech Way  
Leighton Buzzard, LU7 3BD

Price £650,000



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# Copper Beech Way

Leighton Buzzard, LU7 3BD

We are delighted to offer for sale this uniquely designed, bright and spacious four bedroom detached split-level home, set in this highly desirable no through road, and within walking distance of sought after schooling. The property has been much improved by the current owners and provides flexible family living, with accommodation comprising: Entrance hallway, 18ft lounge, dining area, refitted kitchen, four generous bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas central heating, generous private rear garden and ample driveway parking. Viewing is highly recommended to appreciate the setting and unique design of this property.

## Location:

This property sits on a generous plot in the highly desirable and picturesque Copper Beech Way, which sits off Heath Road, and remains one of Leighton Buzzards most sought after locations with a range of beautiful family homes set within a peaceful leafy environment. Its close proximity to Leighton Buzzard Town Centre, providing plenty of shops, bars, cafes and other local amenities, as well as being close to the popular village of Heath & Reach. 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, and Leighton Buzzard golf course is a short walk away. 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.



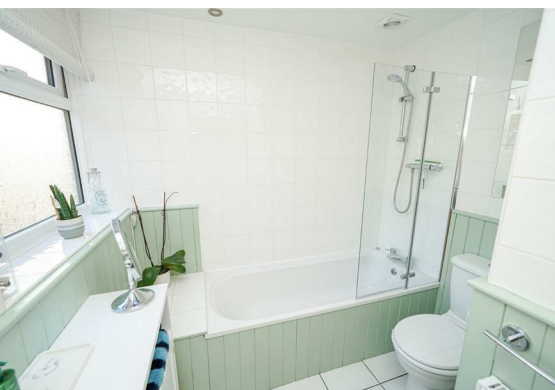


#### Layout:

The entrance hall provides a warm welcome into this unique and versatile family home which boasts a wealth of character throughout. There are a few steps leading up to the family bathroom and main living area, whilst the lower part of the hallway provides access to two of the four bedrooms. The master bedroom has been modified by the current owner to add an ensuite and French doors leading out to the garden. There is ample space for a variety of bedroom furniture. Adjacent to this room is a further double room which faces the front aspect. The family bathroom has been fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over. The room is finished nicely with complimentary tiling. The open living space is stunning, boasting an abundance of light and high vaulted ceilings among it's many outstanding features. Sat centrally in a raised position is a good sized dining area and kitchen, which has been fitted with a range of wall and base level units. The kitchen has been well configured to accommodate plenty of storage and work surface space, as well as a variety of appliances. A courtesy door leads to the side. The dining area is perfect for a family sized table, and provides a nice setting for entertaining. Steps lead down into the lounge, the heart of the home and including a wood burning stove. The room comfortably accommodates a variety of living room furniture, and an opening to the family/sun room ensures views of the rear garden can be enjoyed from all parts of the main living space. The family/sun room is a recent addition, and the added space and design perfectly compliment the feel of the property. Off the lounge are doors to two further bedrooms, a generous single room and a good sized double which enjoys impressive views of the garden.

#### Outside:

The front of the property has been improved to provide a vast parking area. There is a generous block paved driveway, and an additional shingled area which is also suited to park additional vehicles. A side gated opens to the garden, which features a neat landscaped area to the side of the property, providing a quiet spot, also accessible from the master bedroom. At the rear is an expansive lawn with an array of shrubbery to the borders. The generous plot ensures that sunlight can be found in the garden throughout the day. A summerhouse and shed sits to one corner.



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



Ground Floor

Total Area: 1236 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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