



Watling Street

Heath And Reach Leighton Buzzard, LU7 9RA

Price £395,000



QUARTERS
YOUR NEXT MOVE

Watling Street

Heath And Reach Leighton Buzzard, LU7 9RA

We are delighted to offer for sale with no upper chain this extended three bedroom family home located in the highly sought after Bedfordshire Village of Heath And Reach. The property is in good order and provides spacious accommodation comprising: Entrance hallway, lounge, kitchen/diner, conservatory, utility room/WC, three generous bedrooms and family shower room. Additional benefits include further potential to extend (STPP), gas heating, garage, front and rear gardens plus driveway parking for multiple cars. Viewing is highly recommended to appreciate the setting.

Location:

Sandhouse Cottages is situated off the leafy and desirable village of Heath and Reach, with this property hidden away in a private cul-de-sac with views of the surrounding countryside. There is excellent transport links and nearby 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. There are an extensive network of footpaths across the countryside which lead to the village of Woburn, which has an abundance of shops and cafe.

Ground Floor:

Enter via the front door into the entrance hallway, which provides access to the lounge, utility room/WC, kitchen/ diner and stairs. The lounge receives plenty of light through the large window to the front aspect and provides ample space for a range of living room furniture to suit all needs. A door opens from the lounge to the dining room. The kitchen/diner has an abundance of light flowing through due to the dual aspect windows, there is a further door which leads to the garage with the kitchen being fitted with a variety of wall and base level units. There is ample storage, and there are spaces for various appliances. Off the dining room is a good sized conservatory which provides access to the rear garden. The utility room/WC completes the downstairs nicely and comprises of a low level WC, vanity hand wash basin and space for white goods.





First Floor:

The landing provides access to three bedrooms and family shower room. The larger of the three bedrooms faces the front aspect and benefits from a large window providing plenty of light. plus there is ample space for a variety of bedroom furniture and a fitted cupboard. The second bedroom enjoys views over the rear garden and is a well proportioned double room. The smallest of the bedrooms would make a great sized single or further study room, and enjoys pleasant views out to the front aspect. The family shower room completes the upstairs and comprises of a low level WC, vanity hand wash basin and shower.



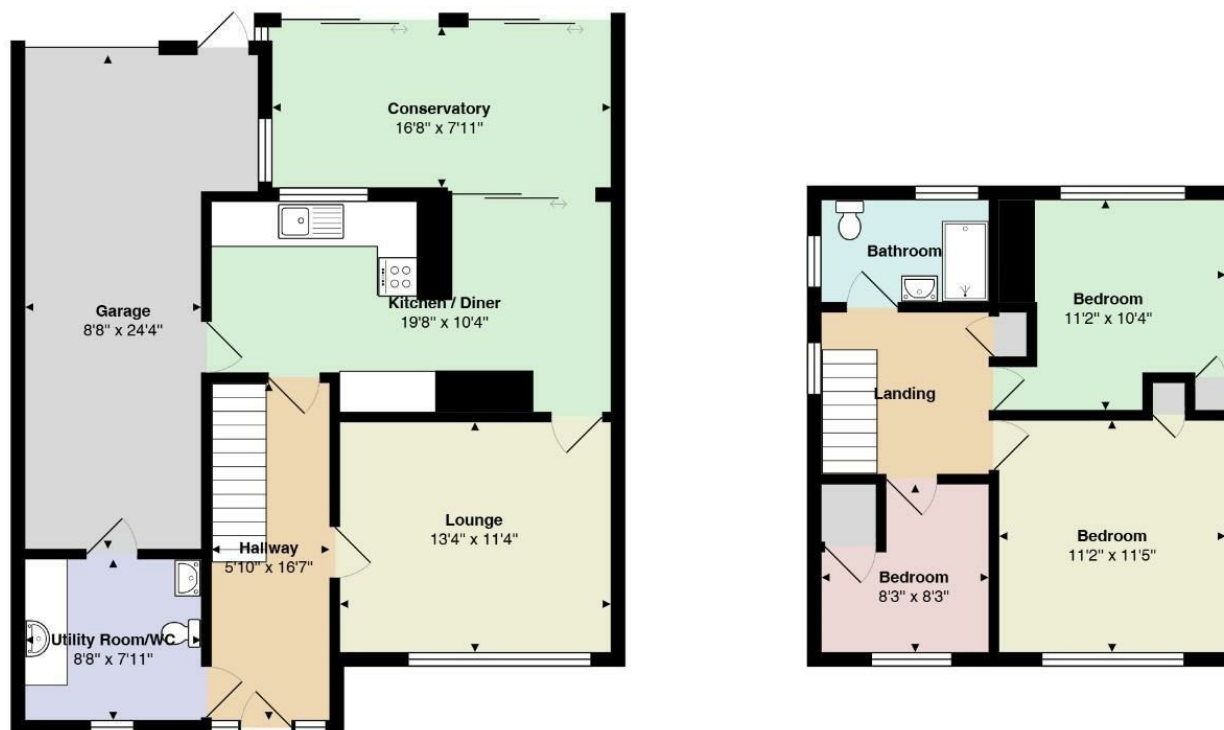
Outside:

The spacious front garden is laid mostly to lawn with views of the nearby countryside to be enjoyed, there is a paved path leading to the front door. The generous enclosed rear garden is laid mostly to lawn with a paved path leading to the door, there is access to the garage and driveway parking for multiple cars. The property boosts ample opportunity to extend (STPP)



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: 1366 ft²

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk