



## Abbey Walk

Heath And Reach Leighton Buzzard, LU7 0XZ

Offers In Excess Of £580,000



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Quarters are delighted to offer for sale, with no upper chain, this bespoke home located in the highly sought after village of Heath & Reach and set in a private close of only four properties. This stunning bungalow has just been subject to major refurbishment to the majority of the property, and boasts high quality fittings including an impressive open plan living space with feature glazed wall framing countryside views. Accommodation comprises: Entrance hallway with oak staircase leading to a feature mezzanine floor, 26ft open plan lounge dining room, refitted kitchen/breakfast room with integrated appliances, three generous bedrooms (master with ensuite) and a family bathroom. Additional benefits include central heating, landscaped rear gardens, driveway parking and double garage with remote access. Viewing is highly recommended to appreciate this 'one off' home in this beautiful setting.

### Location:

The Oaks is a prestigious cul-de-sac in the heart of Heath & Reach, a highly regarded village that blends countryside charm with excellent convenience. The village itself offers day-to-day amenities including a convenience store, post office, welcoming pubs and well-regarded schooling. For those who love the outdoors, the stunning surroundings of Rushmere Country Park and Stockgrove are just moments away, offering miles of trails for walking, cycling and wildlife watching. Commuters will also appreciate the excellent connections, with Leighton Buzzard mainline station providing fast services into London Euston in around 30 minutes, and easy road links to the A5, M1 and beyond.





#### Ground Floor:

A welcoming central reception hall sets the tone, offering a sense of light and space as soon as you enter. To the front aspect, the kitchen/breakfast room has been thoughtfully designed with a high specification finish, including Quartz worktops and a full suite of integrated Neff appliances. With the addition of a breakfast bar, this is a sociable space ideal for morning coffee or relaxed family meals, while a courtesy door leads directly to the driveway for added convenience. The heart of the home is the stunning lounge/dining room, which enjoys a vaulted ceiling and stunning glazed wall providing countryside views. There are also doors that open seamlessly onto the rear garden and a fireplace providing a focal point. This elegant room is flooded with natural light and offers a wonderful balance between everyday living and entertaining, whether it's hosting dinner parties or enjoying quiet evenings by the garden view. The family bathroom has been beautifully refitted with a contemporary three piece suite. The master bedroom, positioned to the rear, is a true retreat, complete with fitted wardrobes, an ensuite shower room, and French doors leading out to the garden - perfect for enjoying a morning coffee on the patio. Two further generous bedrooms face the front aspect. Bedroom two provides ample space for family or guests, while bedroom three is currently arranged as a dressing room, but could equally serve as a nursery, study or additional bedroom.

#### Mezzanine:

Stairs rise from the reception hall to a versatile mezzanine level, currently used as a study. With ample space for a desk and seating area, it's an inspiring spot for home working or creative pursuits, while the adjoining eaves storage keeps the home practical and clutter-free.

#### Outside & Parking:

The property features a block paved driveway, providing ample off-road parking and access to the garage, which benefits from power and lighting. There is also a neat shingled border and path to the front door. The rear garden has been thoughtfully landscaped to provide a perfect blend of relaxation and entertaining space. A wide paved terrace offers the ideal setting for al fresco dining, while the remainder is mainly paved with well-stocked borders providing a low maintenance option. The garden is enclosed by panel fencing and enjoys a beautiful backdrop. Designed to be enjoyed throughout the seasons, there are multiple spots to unwind, entertain, or simply soak up the peaceful setting.

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



## 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.