



Abbey Walk, Heath & Reach, Leighton Buzzard, LU7 0BJ

welcome to

Abbey Walk, Heath & Reach, Leighton Buzzard

NO CHAIN! If you're looking for a quiet setting in a prime village location, then look no further. This stunning family home offers great flexibility and practicality whilst still retaining charm. Great opportunity to put your stamp on things.

Entrance Hall

Double-glazed door to the front, stairs to the first floor, wood laminate flooring and radiator. Doors to the kitchen, shower room and lounge/diner.

Lounge/Diner

Radiator and double-glazed window to the rear. Double-glazed Patio doors leading out to the garden.

Kitchen

Fitted with a mix of wall and base units with work surface over, stainless steel double sink with drainer, integrated eye-level electric oven and electric hob. Space for a washing machine, dryer and a fridge/freezer. Serving hatch and double-glazed window to the front.

Shower Room

Fully tiled with a pedestal wash hand basin, low-level WC and a shower cubicle. Extractor fan and double-glazed obscured window to the side.

First Floor Landing

Stairs from the ground floor, storage cupboard, loft access and double-glazed window to the side.

Bedroom One

Radiator and double-glazed window to the front.

Bedroom Two

Radiator and double-glazed window to the rear.

Bedroom Three

Radiator and double-glazed window to the rear.

Bathroom

Fully tiled with a wash hand basin set in a vanity unit, low-level WC and a bath. Radiator, extractor fan and double-glazed obscured window to the front.





Outside Front Garden

Laid with lawn and mature tree and shrubs, path leading to the front door and a driveway providing off-road parking for 2 cars.

Rear Garden

Enclosed by fencing with gated side access the garden is mainly laid to lawn with a patio area, mature flower and shrub borders and a shed.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

The Property is sold as seen and in its present physical state and condition. The Seller, acting solely in their capacity as Executor(s) of the Estate of the deceased, gives no warranty and makes no representation as to the state, condition, fitness for purpose, repair, services, boundaries, compliance with statutory requirements or any other matter relating to the Property.

The Buyer acknowledges that the Seller has not occupied the Property and has limited knowledge of it. The Buyer shall be deemed to have satisfied themselves by inspection and enquiry as to the condition and suitability of the Property and shall purchase the Property relying solely upon their own investigations.

The Buyer shall not raise any requisition, objection or claim for compensation in respect of the physical condition of the Property or any defect which would have been apparent upon inspection.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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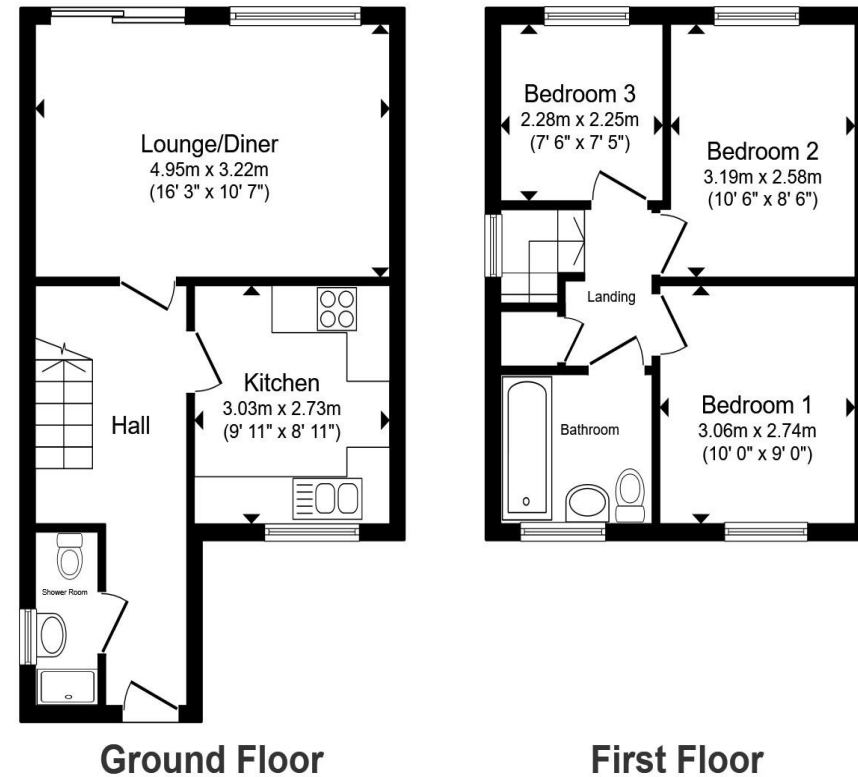
welcome to

Abbey Walk, Heath & Reach, Leighton Buzzard

- NO UPPER CHAIN
- DETACHED THREE-BEDROOM HOME
- PRIME VILLAGE LOCATION
- OFF-ROAD PARKING
- CUL DE SAC SETTING

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£375,000



Total floor area 67.8 m² (729 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LBZ109909 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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