



**Connells**

The Dell Reach Lane  
Heath And Reach Leighton Buzzard

# The Dell Reach Lane Heath And Reach Leighton Buzzard LU7 0AL

for sale  
**£535,000**



## Property Description

A well-maintained three-bedroom detached bungalow, ideally located in a quiet cul-de-sac within the popular village of Heath and Reach.

The property features bright, well-proportioned accommodation and benefits from a beautiful south-facing garden with established plants, shrubs, and attractive birdlife. A side access area into a double garage with electric door.

Offered with no upper chain, this home presents an excellent opportunity in a sought-after village setting.

## Entrance Porch

Door to hall.

## Entrance Hall

Doors to all rooms and airing cupboard housing hot water tank. Loft access.

## Kitchen

Wall mounted and floor standing units. Space for all appliances which will remain. Wall mounted central heating boiler. Two windows to rear. Double glazed door to side. Radiators.

## Living Room

Window to rear. Patio doors to rear. Fireplace with brick surround. Capped gas pipe. Radiators.

## Bathroom

Four-piece suite comprising of panel enclosed bath. W/C. Wash hand basin. Bidet. Window to side.

## Bedroom One

Bay window to front. Radiator. Carpet. Door to ensuite.

## En-Suite

Shower cubicle. Wash hand basin. W/C.  
Window to side.

## Bedroom Two

Window to side. Carpet. Radiator.

## Bedroom Three

Window to side. Carpet. Radiator.

## Outside

### Rear Garden

Gated side access to both sides of the property. South facing garden with patio area and lawn with a beautiful, raised and low maintenance level with plants and shrubs. There is a side space with water butts and a space for your washing line plus access to the double garage.

### Front Garden

Flower Borders and small trees creating a private frontage to the property. There is a shingle drive and access to the double garage and front door.

## Garage

Electric up and over door. Power and light.  
Service door to garden.

## Agents Note

There is a tree preservation order on one of the trees in the garden









Total floor area 132.7 m<sup>2</sup> (1,429 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](http://www.propertybox.io)



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4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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