



Heath Road

Leighton Buzzard, LU7 3AY

Price £575,000



QUARTERS  
YOUR NEXT MOVE

## Heath Road

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We are delighted to offer for sale with no upper chain this impressive four bedroom semi-detached family home situated on an impressive plot on the prestigious and highly sought after Heath Road in Leighton Buzzard. The property provides exceptionally spacious accommodation, with further potential to extend (STPP), and is presented to the market in need of some modernisation, offering an outstanding opportunity to create an exceptional long-term family home. The well configured accommodation comprises: Entrance hall, family room, kitchen/breakfast room, dining room, lounge, four bedrooms and a family bathroom. The property also benefits from generous landscaped gardens, driveway parking and a double garage.

### Location:

Heath Road is recognised as one of Leighton Buzzard's most prestigious residential roads, offering an excellent balance of peaceful suburban living with convenient access to local amenities. The property is ideally situated within walking distance of sought after schooling, local shops and recreational facilities, while benefiting from excellent transport links including easy access to Leighton Buzzard mainline railway station providing direct services to London Euston in approximately 45 minutes. The location offers the perfect combination of established residential charm with modern convenience, making it highly sought after by discerning families.

### Ground Floor:

The impressive entrance hall provides a warm welcome and access to the lounge, dining room and kitchen/breakfast. The ground floor boasts higher than usual ceilings which give a grand and spacious feel. The lounge is fronted by an impressive curved bay window, with a fireplace providing a focal point. The room opens to the formal dining room which comfortably accommodates a family sized dining table and connects seamlessly with the rear garden via double glazed sliding doors. The kitchen breakfast room is fitted with a range of wall and base level units with ample work surface and spaces for appliances. There is a seating area to one end of the room, a perfect spot for entertaining guests. A door leads to the garden, plus an interior door opens to the family room which enjoys a pleasant outlook to the front.





### First Floor:

The landing provides access to four well proportioned bedrooms and family bathroom. The master bedroom benefits from a curved bay window to the front adding to the character, and there are plenty of fitted wardrobes. The second bedroom provides is also a generous double, while the third bedroom has access to a balcony which overlooks the rear garden. The fourth bedroom would make an ideal single room for children, guests or home office use. The family bathroom is well appointed and larger than usual, fitted with a three piece suite, and there is useful eaves storage (9'0" x 6'4") providing excellent additional storage solutions.



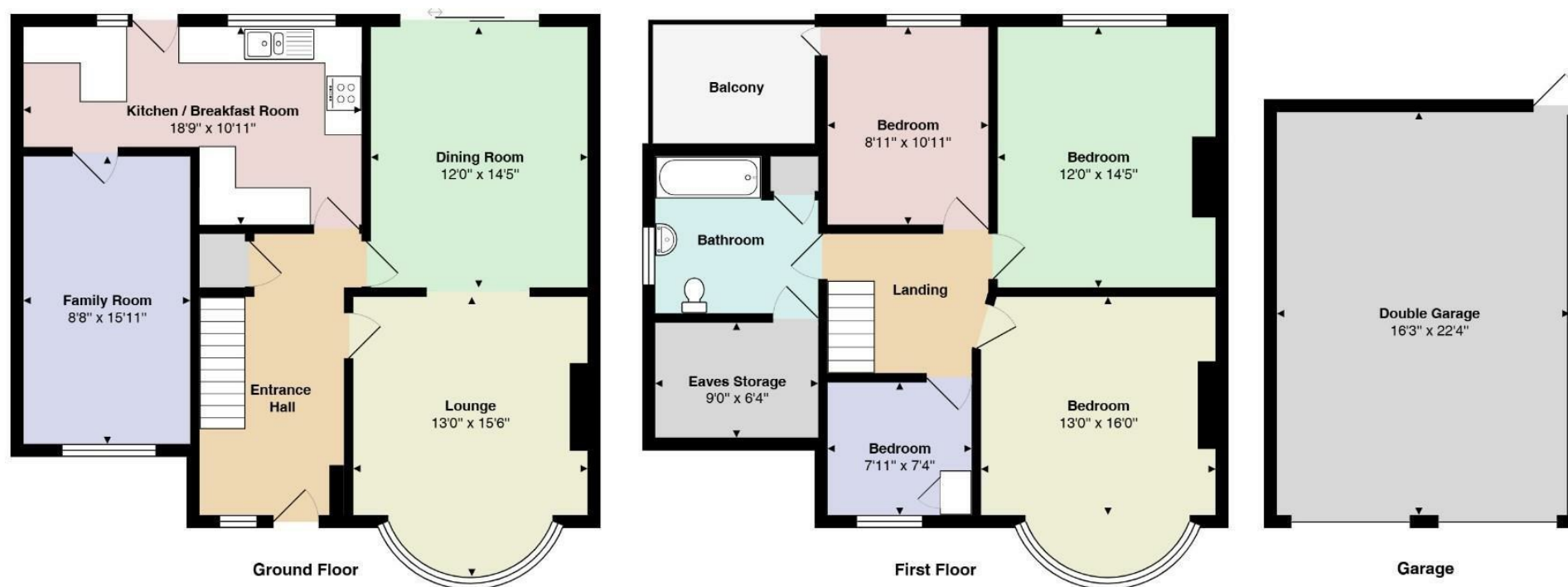
### Outside:

An expansive mature front garden sets the tone for this exceptional family home. There is a wealth of mature shrubbery and a spacious driveway providing ample off street parking. The property benefits from the considerable advantage of a double garage (18'2" x 22'4") providing secure parking for two vehicles plus additional storage space, if required. The rear garden features a paved patio area, perfect for enjoying the better weather, and wraps around to the side where there is a shaded space currently used to house a couple of storage sheds.



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: 1585 ft<sup>2</sup> (excluding balcony, double garage)

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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