



Thrift Road

Heath And Reach Leighton Buzzard, LU7 oAX

Offers In Excess Of £350,000



QUARTERS

YOUR NEXT MOVE

Thrift Road

Heath And Reach Leighton Buzzard,
LU7 0AX

We are delighted to offer for sale this three bedroom semi-detached family home located in the highly sought after village of Heath & Reach and within catchment area of popular local schooling. The property provides excellent potential to further extend (STPP) with accommodation currently comprising; Entrance hallway, living room, kitchen/dining room, downstairs bathroom, three bedrooms. Additional benefits include gas heating, generous rear garden and ample driveway parking. Viewing is highly recommended to appreciate the potential that this property has to offer.

Location:

Thrift Road is a quiet road close to Rushmere Park in the leafy and desirable village of Heath and Reach. 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, as well as a recreation ground located in the road. 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.

Ground Floor:

The accommodation is entered via a welcoming entrance hall which provides access to the living room and the first floor via the stairs. The generous living room offers a bright and comfortable space for relaxation, you can enjoy views from this room over the nearby green space. The heart of the home is undoubtedly the spacious kitchen/dining room, providing ample room for both everyday family life and entertaining. There is space for additional white goods to suit all needs. A door leads to the inner hallway which provides access to a well-appointed downstairs bathroom and storage cupboard.





First Floor:

The first floor comprises three well-proportioned double bedrooms, the rear bedrooms enjoy views of the generous rear garden. Both double bedrooms have fitted cupboards which provide ample storage.

Outside:

To the front, the property is set back from the road with a driveway providing off-road parking. Through the gate is a shared driveway which leads to the rear paved garden. Through the gate is a substantial rear garden which is a particular feature of the home, offering an excellent degree of privacy along with generous lawned areas and patio space, ideal for outdoor dining and family enjoyment. Located to the rear is a stoned dining area which is perfect for summer entertaining.



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: 776 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