



Connells

Heron Road
Leighton Buzzard



Property Description

Situated in a highly sought-after residential location, this beautifully presented four double bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. Featuring two en-suites, the property blends comfort, practicality, and style throughout.

Upon entering, a generous hallway leads to two bright reception rooms, perfect for both entertaining and everyday family life. A separate study provides an ideal space for home working.

At the heart of the home is a contemporary kitchen/dining area, opening directly onto the south-westerly facing landscaped rear garden, creating an ideal setting for outdoor dining and relaxation.

Upstairs, all four bedrooms are well-proportioned doubles, with two benefiting from en-suite shower rooms, alongside a modern family bathroom.

Further benefits include a private driveway, detached garage, and side access to the well-maintained garden.

A fantastic opportunity to acquire a spacious and stylish family home in a prime location. Early viewing is highly recommended.

Entrance Hall

Telephone point. Radiator. Tiled flooring.

Cloakroom

Wash hand basin. WC. Extractor fan. Half height tiling. Wall cabinet. Tiled flooring.

Lounge

14' 7" max x 13' 7" (4.45m max x 4.14m)

Double glazed french doors. Electric roller blinds. TV point. 2 radiators. Interior glazed double doors. Sky & Virgin media TV points. Carpeted flooring.

Study

9' 8" into door x 8' 2" to fitted wardrobe (2.95m into door x 2.49m to fitted wardrobe)

Double glazed window. Fitted window blind. Radiator. Telephone point. Fitted cupboard. Laminate flooring.

Dining Room

9' 7" x 10' 7" (2.92m x 3.23m)

Double glazed window. Fitted window blind. Radiator. Virgin Media TV point. 5 x 2-gang sockets. Carpeted flooring.

Kitchen/ Breakfast Room

12' 6" max x 15' 8" max (3.81m max x 4.78m max)

Double glazed french doors. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Electric double oven. 5 x gas burner with cooker hood over. Integrated microwave. Radiator. Integrated washing machine. TV point. Integrated dishwasher.

Space for fridge freezer. Tiled flooring.

Bedroom One

10' 11" to wardrobes x 11' 8" (3.33m to wardrobes x 3.56m)

Double glazed window. Fitted blackout window blinds. Telephone point. Radiator. Built in wardrobes. TV point. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window. Fitted blackout window blind. Extractor fan. 2 x wall cabinets. WC. Wash hand basin. Shower cubicle. Chrome towel rail radiator. Floor to ceiling tiling. Luxury vinyl tiled flooring.

Bedroom Two

11' 6" max x 13' max (3.51m max x 3.96m max)

Double glazed window. Fitted blackout window blinds. Built in wardrobes. Radiator. TV point. Carpeted flooring.

En-Suite To Bedroom Two

Double glazed window. Fitted window blind. Wall cabinet. Chrome towel rail radiator. WC. Wash hand basin. Shower cubicle. Extractor Fan. Luxury vinyl tiles flooring.

Bedroom Three

9' x 9' 5" plus door recess (2.74m x 2.87m plus door recess)

Double glazed window. Fitted blackout window blind. Radiator. Carpeted flooring.

Bedroom Four

8' 10" x 9' 8" (2.69m x 2.95m)

Double glazed window Fitted blackout window blind. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Fitted blackout window blind. Bath with shower attachment. Wall cabinet. WC. Wash hand basin. Extractor fan. Chrome towel rail radiator. Luxury vinyl flooring.

Loft Space

Loft hatch with integrated folding ladder. Professionally boarded with lighting, electric sockets and fitted shelving.

Outside

Front Garden

Mature shrubs & bushes. Gravel. Pathway to front door. Driveway to side. Access to garage. Security light. Rainwater butt.

Rear Garden

Laid to lawn. Paved patio. Mature shrubs. Side access. Personal door to garage. Brick wall and wooden fencing to borders. Weatherproof external socket. Outside tap. Rainwater butt. Security light.

Garage

Up & over door. 2 x strip lights. 3 x 2-gang sockets

Agents Note

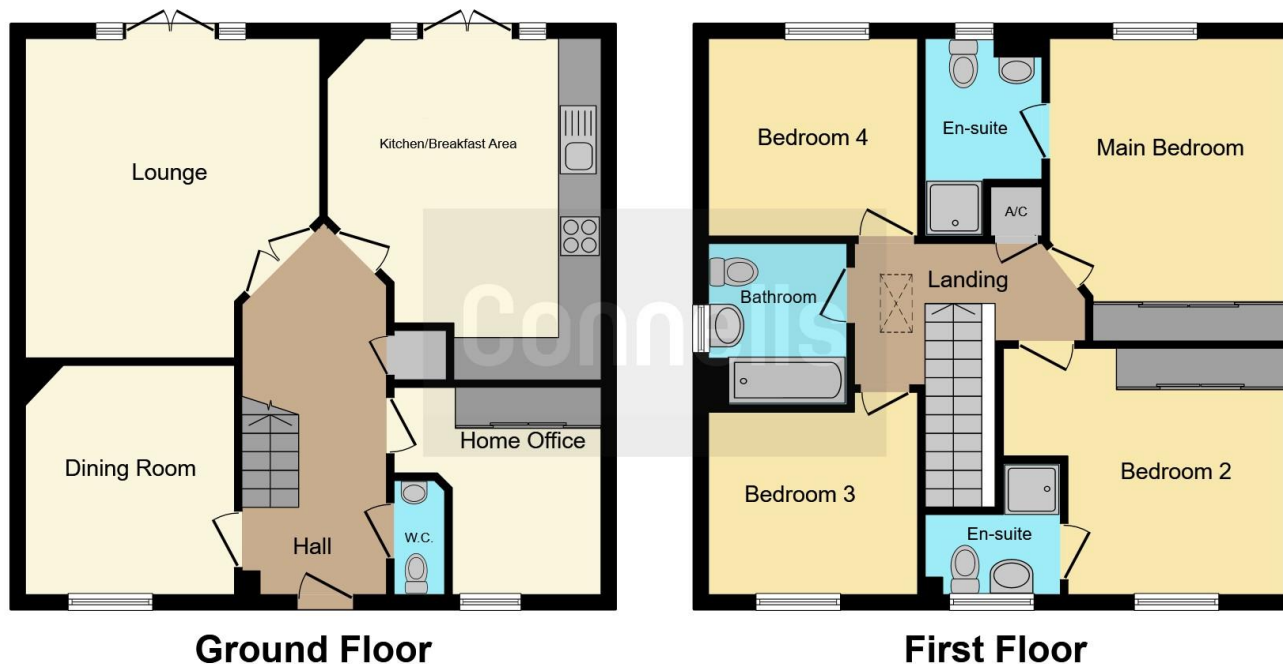
PLEASE NOTE

Under the terms of the 1979 Estate Agency Act we confirm that the vendor of this property is an employee of Connells Estate Agents.









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.focalagent.com

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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