



Woburn Road

Heath And Reach Leighton Buzzard, LU7 0AP

Price **£340,000**



QUARTERS

YOUR NEXT MOVE

Woburn Road

Heath And Reach Leighton Buzzard, LU7 0AP

We are delighted to offer for sale this well presented two bedroom character home, situated within the desirable village of Heath & Reach and offering a well balanced layout complemented by a tranquil rear garden and excellent external features. The property provides bright and practical accommodation including an open plan living space, separate kitchen and a useful cellar room, alongside a detached garage and a thoughtfully landscaped garden with covered seating area, ideally suited to modern day living. Viewing is highly recommended to fully appreciate the setting and lifestyle this home has to offer.

Location:

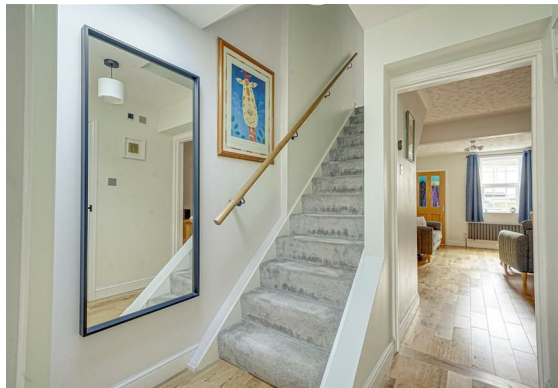
Heath & Reach is a highly regarded Bedfordshire village, located just a short distance from Leighton Buzzard and offering a more relaxed pace of life with a strong sense of community. The village benefits from a range of local amenities including a convenience store, traditional pubs and schooling, with further facilities available in nearby Leighton Buzzard. For commuters, the mainline station provides direct links into London Euston, while the surrounding area offers an abundance of countryside, including the expansive Rushmere Country Park and Stockgrove Park, ideal for walking, cycling and outdoor pursuits.

Ground Floor:

The property is entered via an entrance porch leading into an open plan living space, creating a sociable and welcoming environment with flexibility for both seating and dining arrangements. The room offers a comfortable layout with natural light flowing through, making it well suited to everyday living. A wood burning stove and solid oak flooring are outstanding features. A hatch opens to allow access to the basement, and off the dining room is a doorway leading to the inner hall. The inner hall is flooded with light via a Velux roof lantern window. There are stairs leading to the first floor, a built-in storage cupboard housing the central heating boiler, and access to the kitchen and family bathroom. The kitchen is positioned to the rear and is fitted with a range of wall and base level units along with work surface space and room for appliances, with a door leading to the outside. The family bathroom is fitted with a three piece suite and features an automatic open/close skylight.

Basement:

A particularly useful addition is the basement level, offering a versatile space that can be utilised as a family room, home office or storage area depending on requirements. The vendors advise that the cellar is now tanked and lined, ensuring that the space can be put to every day use.





First Floor:

The first floor comprises two well proportioned bedrooms accessed via the central staircase. The main bedroom is positioned to the front and comfortably accommodates a double bed along with fitted wardrobes to one wall,, with a pleasant outlook over neighbouring character properties. The second bedroom sits to the rear and enjoys views over the garden, offering flexibility as a nursery, guest room or home office. Both rooms are well presented, creating a bright and comfortable environment.

Outside:

To the rear of the property are two driveway parking spaces positioned in front of the garage, with a shingled area providing space to turn. Beyond the garage, steps lead to a storage shed and the rear garden, which is a standout feature of the property, offering a private and enclosed space with a good balance of lawn and planted areas. Mature shrubs and planting create a green and established setting, while a timber pergola provides a covered seating area ideal for outdoor dining or relaxing. The garden presents a tranquil spot to pass time.

Garage:

The property further benefits from a detached garage, providing excellent storage or parking options, with additional scope for alternative use depending on requirements. There a double doors to the front plus a courtesy door to the side.



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: 947 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.

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