



Connells

Heath Park Cottage Heath Road
Leighton Buzzard

Heath Park Cottage Heath Road Leighton Buzzard LU7 3AX

for sale guide price
£260,000



Property Description

Situated on the highly regarded Heath Road, this exceptional two-bedroom end of terrace period home has been comprehensively renovated to an impressive standard, seamlessly blending character features with modern living.

The ground floor offers two well-proportioned reception rooms, providing flexible living and dining space, ideal for both everyday living and entertaining. To the rear, the property benefits from a refitted modern kitchen, thoughtfully designed with quality fittings and finishes. A stylishly refitted cloakroom completes the ground floor accommodation.

Upstairs, the property boasts two generous double bedrooms, both beautifully presented, along with a refitted contemporary bathroom finished to a high specification.

The renovation has been extensive and includes a new roof, full rewiring, and complete replumbing, offering peace of mind to the next owner. Externally, the home features a low-maintenance rear garden, perfect for those seeking outdoor space without the upkeep.

Ideally located within close proximity to Leighton Buzzard town centre, highly regarded schools, and local amenities, this turnkey period home would suit first-time buyers, professionals, or downsizers alike. An internal viewing is highly recommended to fully appreciate the quality and location on offer.

Lounge

Double glazed window. Front door into. Radiator. Laminate flooring.

Cloakroom

WC Wash hand basin. Tiled walls.

Dining Room

Double glazed window. Radiator. Laminate flooring.

Kitchen

2 double glazed windows. Door to rear garden. Integrated microwave. Integrated oven. Integrated hob with cooker hood over. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. 1 bowl stainless steel sink and drainer. Laminate flooring.

Landing

Carpeted flooring.

Bedroom One

Double glazed window. Radiator. Carpeted flooring.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. WC. Wash hand basin in vanity unit. Tiled walls. Tiled flooring.

Outside

Front Garden

Pathway to front door. Brick wall to borders.

Rear Garden

Wooden panelled fencing to borders. Block paved. Patio area.

Auctioneer's Comments

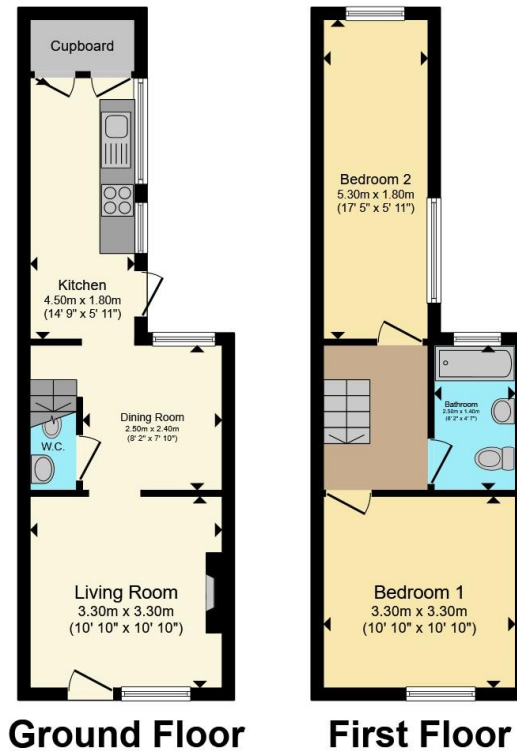
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Total floor area 59.1 m² (636 sq.ft.) approx

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

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To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/LBC311462

Tenure: Freehold



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