



Linslade Road, Heath and Reach, Leighton Buzzard

Offers In Excess Of  
£415,000



# Linslade Road, Leighton Buzzard

## DESCRIPTION

Offered to the market with no onward chain, this well-presented two-bedroom detached bungalow occupies a desirable position within the highly sought-after village of Heath and Reach, offering spacious and versatile accommodation ideal for those seeking comfortable single-storey living.

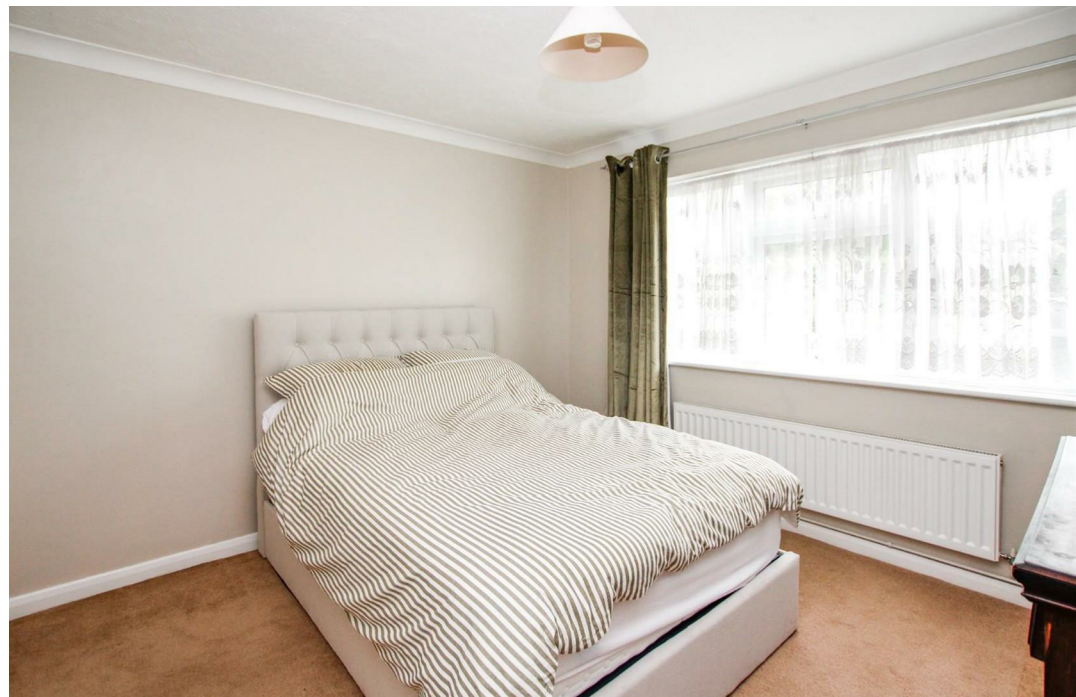
The property is accessed via a welcoming entrance hall which leads through to a generous-sized lounge, providing an excellent space for both relaxation and entertaining. The kitchen/breakfast room offers ample storage and workspace, together with space for informal dining, while the conservatory enjoys views over the rear garden and provides additional reception space that can be enjoyed throughout the year.

There are two well-proportioned double bedrooms, both offering comfortable accommodation, complemented by a well-appointed shower room.

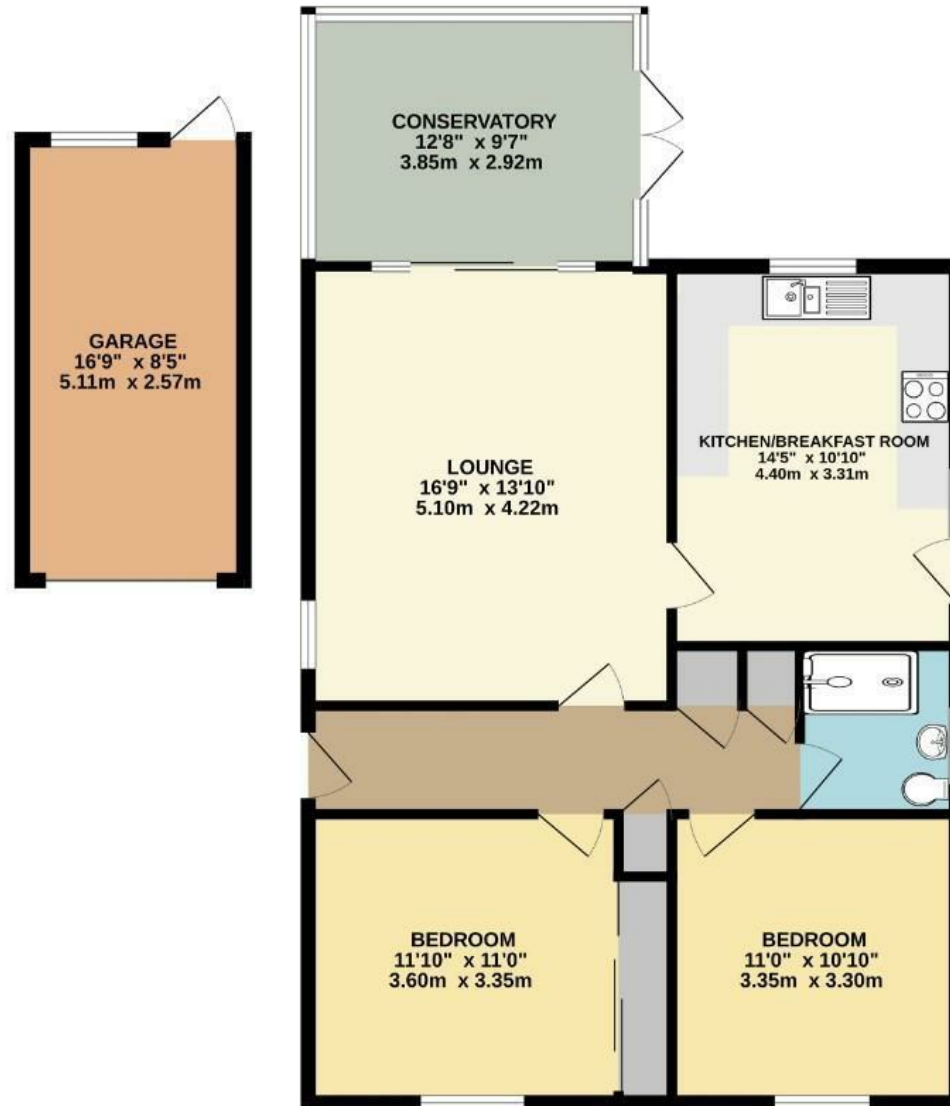
Outside, the property benefits from a low-maintenance rear garden, ideal for those looking to enjoy outdoor space without extensive upkeep. Further advantages include a garage and driveway parking, providing convenient off-road parking.

Conveniently located close to local amenities, countryside walks and excellent transport links, this attractive detached bungalow presents an excellent opportunity for downsizers, retirees and buyers looking for a home with potential in a desirable village setting.



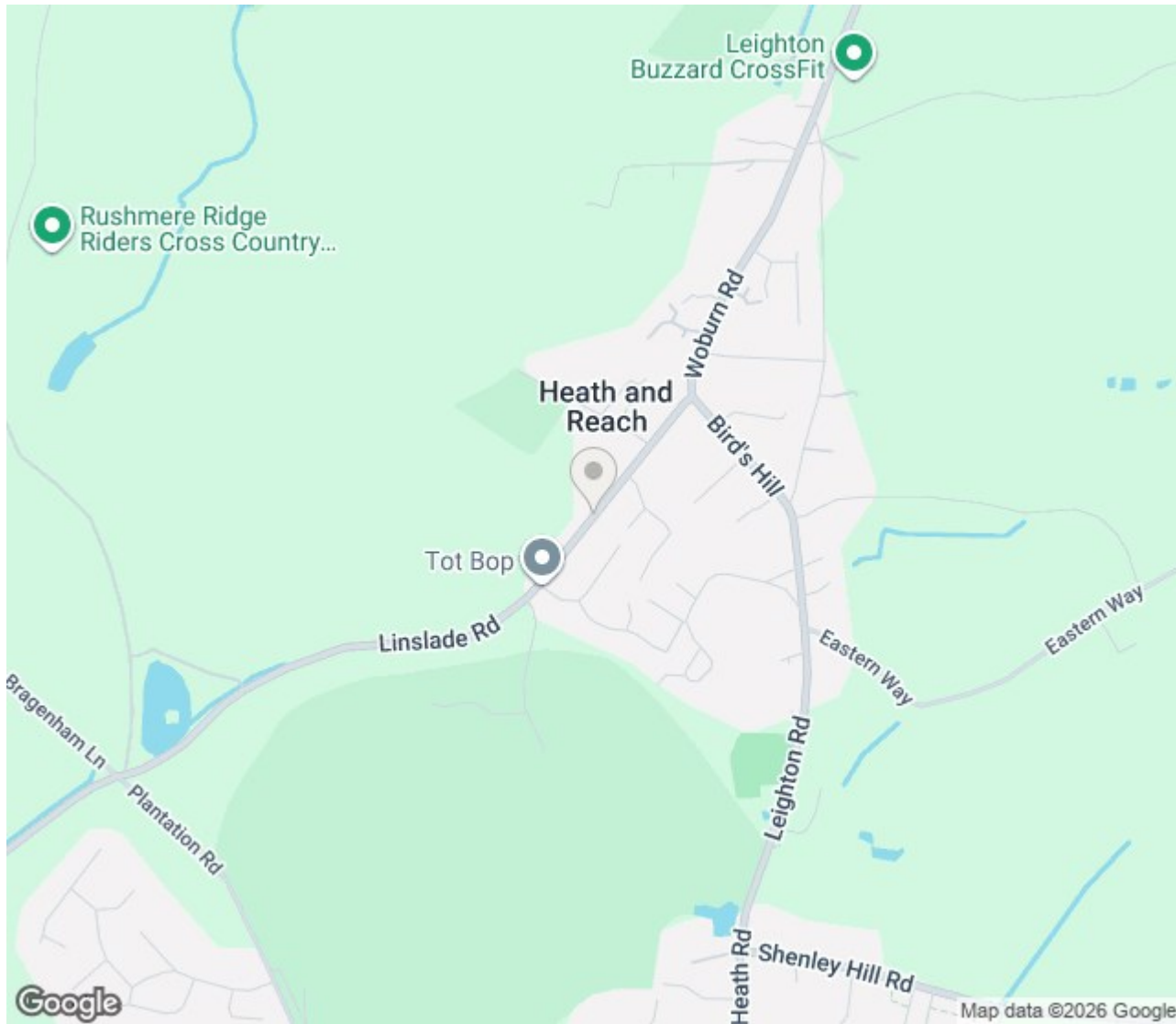


GROUND FLOOR  
1048 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

