



Copper Beech Way
Leighton Buzzard, LU7 3BD

Price £825,000

4 2 2 C

A row of four icons: a bed icon with the number 4, a shower icon with the number 2, a sofa icon with the number 2, and a staircase icon with the letter C.

 **QUARTERS**
YOUR NEXT MOVE

Copper Beech Way

Leighton Buzzard, LU7 3BD

We are delighted to present for sale with no upper chain this impressive detached family home situated on the highly regarded Copper Beech Way, the property is situated off the prestigious Heath Road. Accommodation comprises of: living room, study, refitted kitchen/breakfast room, utility room, four bedrooms, en-suite to master bedroom, family shower room, detached garage with office above, gated driveway parking for multiple vehicles and a low maintenance rear garden with an outbuilding. Viewing is highly recommend to appreciate the property.

Location:

The highly desirable and picturesque Copper Beech Way sits off Heath Road, and remains one of Leighton Buzzards most sought after locations with a range of beautiful family homes set within a leafy environment. Its close proximity to Leighton Buzzard Town Centre, providing plenty of shops, bars, cafes and other local amenities, as well as being close to the popular village of Heath & Reach. The property is also approximately 2.1 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from, and Leighton Buzzard golf course is a short walk away. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

The ground floor is centred around a welcoming entrance hall which leads into the all downstairs rooms and the first floor via the stairs. The generous lounge provides a warm and inviting atmosphere, enhanced by a feature wood burning stove, creating an ideal focal point for the room. Double doors open through to the dining room, allowing for an excellent flow between the living spaces and creating a superb setting for entertaining. Particular attention should be drawn to the impressive kitchen/breakfast room which forms the heart of the home. Offering an excellent range of storage and workspace alongside ample room for informal dining and day-to-day family living, this bright and sociable space has been thoughtfully designed with both practicality and entertaining in mind. Positioned just off the kitchen is a separate utility room providing additional storage and appliance space, together with a convenient side access door leading externally.





First Floor:

To the first floor, a generous and naturally light landing leads to four well-proportioned bedrooms, creating an excellent sense of space throughout the upper floor. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom, making the property ideally suited to growing families.

Outside:

Externally, the property is accessed via gated entry and benefits from ample driveway parking for multiple vehicles, in addition to the detached garage. The rear garden has been thoughtfully designed for low maintenance living, creating an ideal space for outdoor dining and entertaining throughout the warmer months. A standout feature is the substantial outbuilding which has been transformed into a stylish bar and social space, offering excellent versatility for entertaining, hobbies or relaxation. The detached garage provides further practicality, while the office above creates an excellent work-from-home environment, separate from the main residence and ideal for modern lifestyles.



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



Approximate Area of Main House: 1964 ft² ... 182.4 m²

Approximate Area of Double Garage with Office: 638 ft² ... 59.4 m²

Approximate Area of Outbuildings: 303 ft² ... 28.1 m²

Total Approximate Area: 2905 ft² ... 269.9 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.

Copyright MK Property Photography | www.mkpp.co.uk

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