

M&M Properties
SALES & LETTINGS
Est. 1986

Heath Park Road, Leighton Buzzard

£625,000

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- Detached CHAIN FREE bungalow with three well-proportioned double bedrooms
- Sought-after Heath Park Road address
- Spacious open-plan living area and separate sun room
- Entrance porch, welcoming hallway and family bathroom
- Kitchen and practical utility cupboard
- Excellent scope for modernisation, with extension or reconfiguration potential (STPP)
- Gated private driveway providing ample off-road parking
- Integral garage with distinctive bespoke doors and internal access
- Generous rear garden with mature planting, feature pond and wooden seating area
- Convenient for Heath & Reach, Rushmere Country Park, local golf and Leighton Buzzard's amenities and transport links



DETACHED THREE DOUBLE BEDROOM BUNGALOW | SOUGHT-AFTER HEATH PARK ROAD LOCATION | GENEROUS OPEN-PLAN LIVING AREA | SUN ROOM | GATED DRIVEWAY WITH AMPLE PARKING | INTEGRAL GARAGE WITH INTERNAL ACCESS | GENEROUS ESTABLISHED REAR GARDEN | SCOPE FOR MODERNISATION | POTENTIAL TO EXTEND OR RECONFIGURE (STPP) |

M&M Properties are pleased to offer this spacious three double bedroom detached bungalow, occupying a sought-after position on Heath Park Road, Leighton Buzzard. Set behind a characterful stone-walled frontage with gated access, the property offers versatile accommodation, an integral garage and a generous, established rear garden. Presenting an exciting opportunity for modernisation, with potential to extend or reconfigure subject to the necessary consents, this individual home is ideally suited to buyers looking to create a property tailored to their own tastes in a desirable residential setting.

This individual three double bedroom detached bungalow offers generous accommodation arranged across a single level, together with an exciting opportunity to modernise and create a home tailored to your own tastes.

An entrance porch opens into a welcoming hallway, providing access to the principal rooms. At the heart of the bungalow is a spacious open-plan living area, offering flexibility for everyday living and entertaining, complemented by a sun room providing an additional space to relax and enjoy the surroundings. A kitchen and practical utility cupboard serve the accommodation, while three well-proportioned double bedrooms are served by a family bathroom. The integral garage benefits from direct internal access, adding everyday convenience and valuable parking or storage space.

The existing layout provides an excellent foundation for improvement, with scope to update the interiors and explore extension, conversion or reconfiguration, subject to the necessary planning permissions and consents. Combined with its desirable setting, the property presents considerable potential to create a distinctive contemporary home.







An attractive stone-walled frontage, gated entrance and established shrubs give the property a characterful approach and a sense of privacy. The generous private driveway provides ample parking for multiple vehicles and leads to an integral garage with distinctive bespoke doors. Stone and paved pathways provide convenient side access to the rear garden.

The generously proportioned rear garden combines mature planting with a characterful high rear boundary wall, creating a private and peaceful setting. A feature pond adds interest, while a dedicated wooden seating area provides space for outdoor dining and relaxation. The garden also offers scope for further landscaping and personalisation to complement any future improvements to the bungalow.

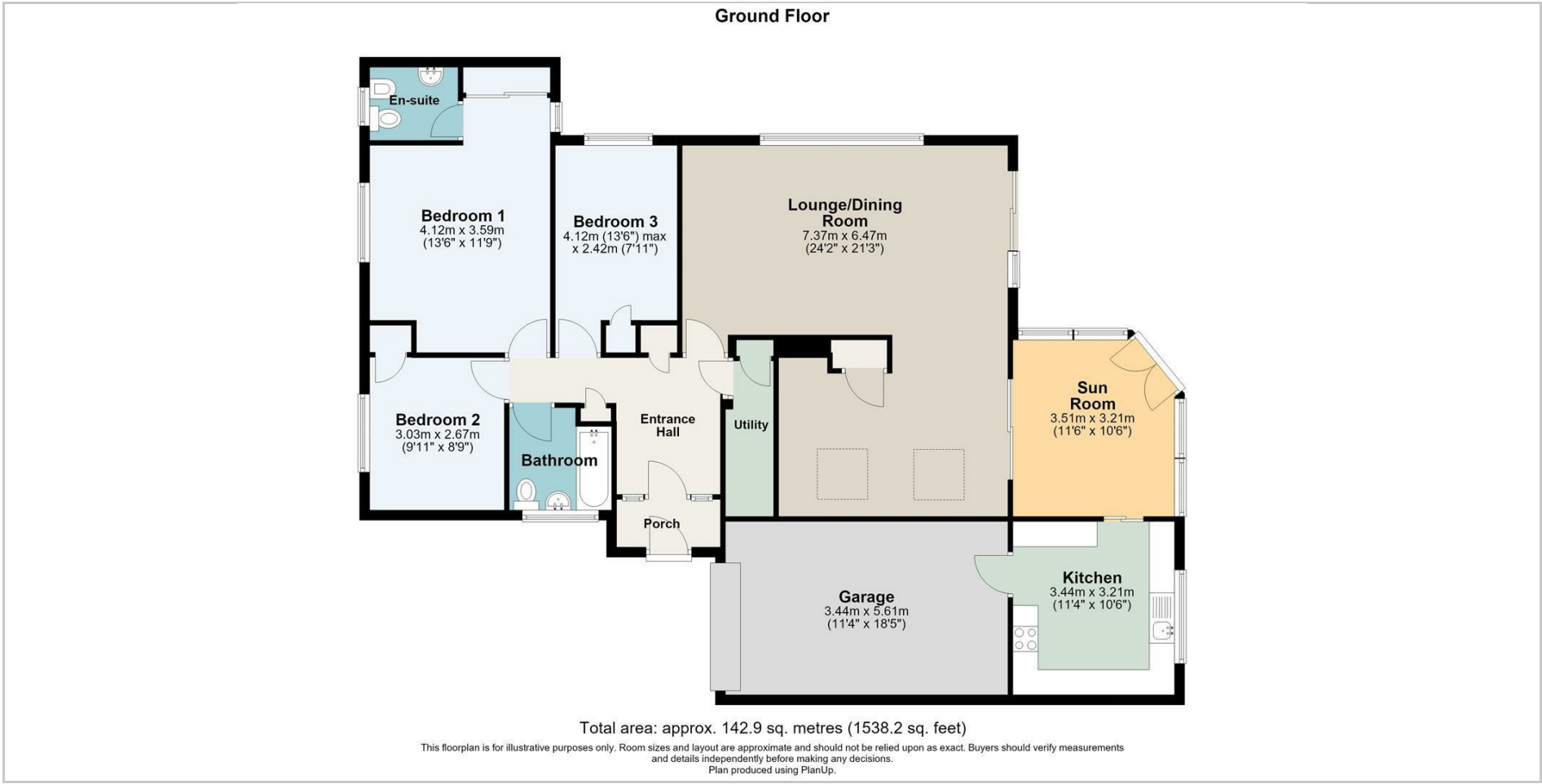
Situated on sought-after Heath Park Road, the property is conveniently placed for Heath & Reach, with its village shop and public houses, as well as the woodland walks and outdoor recreation of Rushmere Country Park and nearby Leighton Buzzard Golf Club. Leighton Buzzard's town centre offers a broad range of shops, cafés, restaurants and leisure facilities, with further opportunities for recreation along the Grand Union Canal and in the surrounding countryside. Rail connections to London Euston and access to Milton Keynes, the A5 and M1 add to the appeal of this well-connected residential setting.







Floor Plans



Total area: approx. 142.9 sq. metres (1538.2 sq. feet)

This floorplan is for illustrative purposes only. Room sizes and layout are approximate and should not be relied upon as exact. Buyers should verify measurements and details independently before making any decisions.
Plan produced using PlanUp.

Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/ - 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.