



Thrift Road

Heath And Reach Leighton Buzzard, LU7 0AX

Price £425,000

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QUARTERS  
YOUR NEXT MOVE

## Thrift Road

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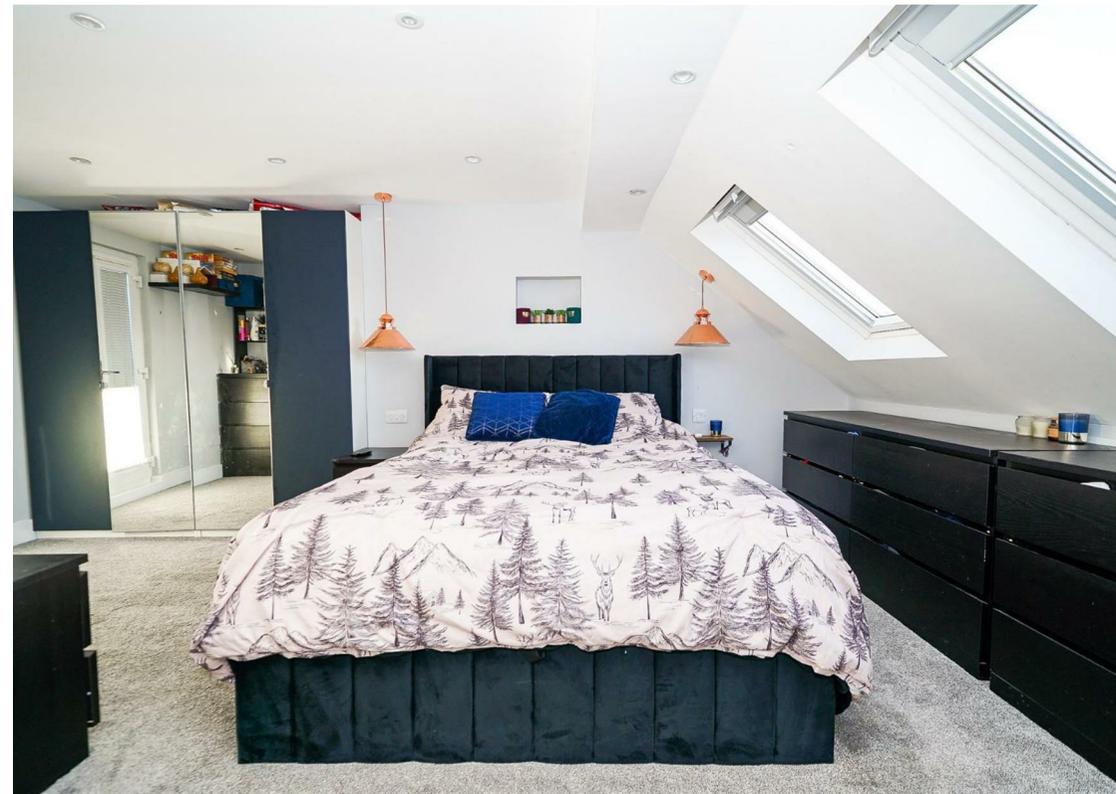
Quarters are delighted to offer for sale this three double bedroom semi-detached family home located in the highly sought after village of Heath & Reach and within catchment area of popular local schooling. The property provides excellent potential to further extend (STPP). The property has been largely improved by the current owners, with accommodation currently comprising; Entrance porch, living room, refitted kitchen/dining room/breakfast room, WC, conservatory, two double bedroom, a large family bathroom, master/ensuite on the top floor. Additional benefits include gas heating, generous garden, home office/ outbuilding with cloakroom/WC and ample driveway parking. Viewing is highly recommended.

#### Location:

Thrift Road is a quiet road close to Rushmere Park in the leafy and desirable village of Heath and Reach. Local amenities are in abundance with shops, homely public houses, good school catchment and a range of walks and footpaths which include Rushmere and Stockgrove Country Parks among it's many close by attractions, as well as a recreation ground located in the road. The village is well situated for transport connections, with the A5 in close proximity, and Leighton Buzzard mainline station just an 8 minute drive away, which boasts trains to London Euston in as little as 30 minutes.

#### Ground Floor:

The ground floor comprises a welcoming entrance hall which is perfect for coats and shoes, its leading into an elegant living area with space for both seating and dining, providing a refined yet comfortable setting. This flows through to the high-quality kitchen/dining space, a breakfast bar sits perfectly in the room and is great for a quick bite to eat. The contemporary fittings and designed to form the heart of the home, ideal for both everyday living and entertaining. From here, the conservatory extends the living space further, offering a bright and relaxing area overlooking the rear garden and seamlessly connecting the indoors with the outdoors.





#### First Floor:

To the first floor, there are two well-proportioned bedrooms, along with a beautifully finished four piece family bathroom serving the bedrooms on this level. Both enjoy views of green space and can accommodate a range of furniture to suit all needs. The loft room, accessed from the first floor, provides an excellent additional living space.

#### Second Floor:

To the second floor, there is an impressive master bedroom benefitting from a stylish en-suite shower room. There is space for additional furniture with three skylights providing an ambiance of light to flow through.



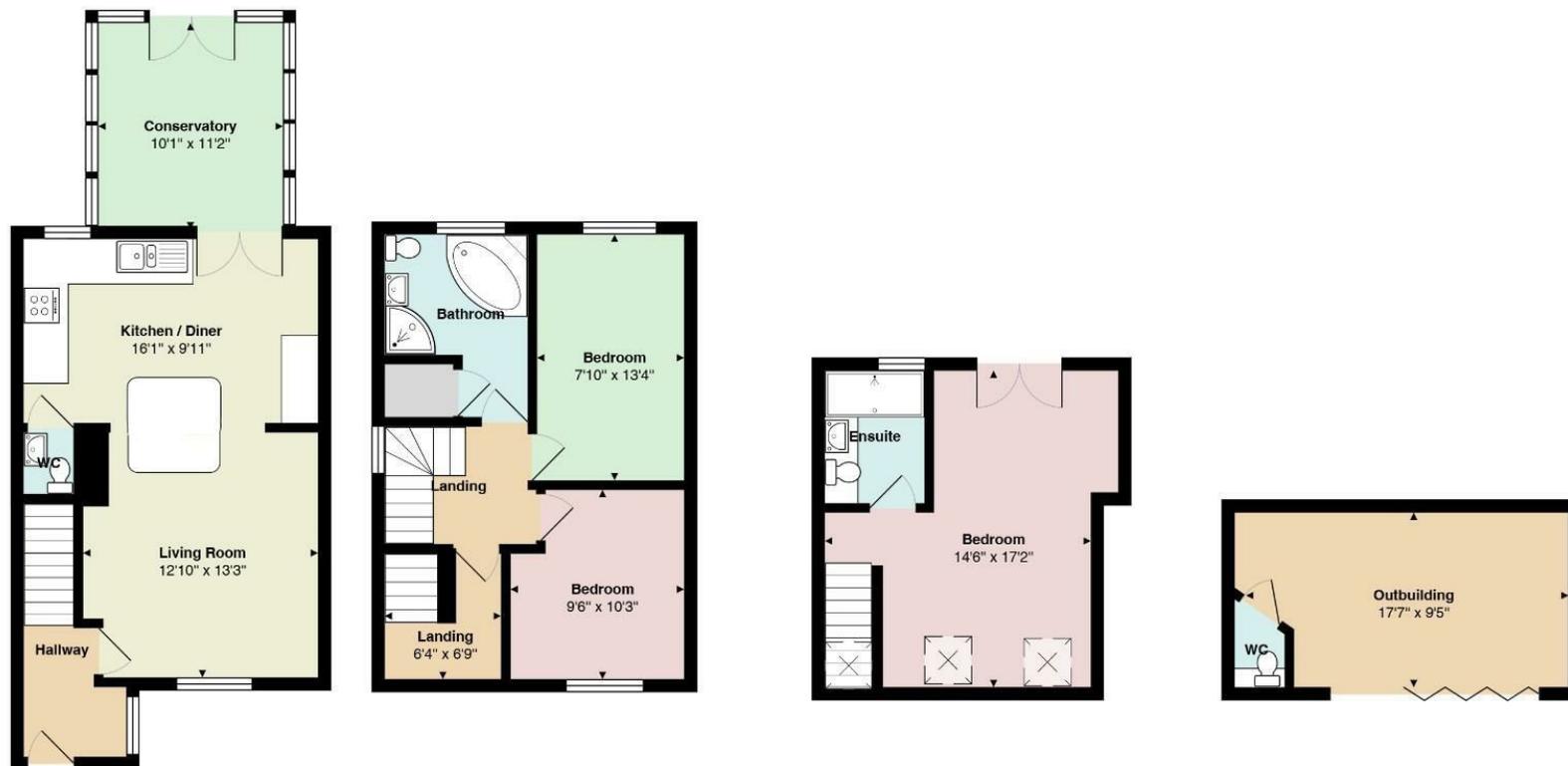
#### Outside:

To the front is a driveway for two cars with a paved path leading up to the side gate. The property enjoys a private and well-maintained generous rear garden, creating a peaceful setting for outdoor dining and entertaining. Positioned within the garden is a high-quality outbuilding, offering a superb multi-use space suitable for a home office, gym or studio, perfectly complementing the flexible lifestyle this home provides.



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: 1176 ft<sup>2</sup> (excluding outbuilding, wc)

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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