



Grange Gardens

Heath And Reach Leighton Buzzard, LU7 0BH

Offers In Excess Of £650,000



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LU7 0BH

We are delighted to offer for sale with no upper chain this beautifully presented four bedroom detached family home, ideally situated in the highly sought after village of Heath and Reach. The property offers bright and well proportioned accommodation across two floors, featuring two reception areas, kitchen and four generous bedrooms with the master benefitting from an ensuite. Further benefits include a generous private rear garden, driveway parking and a double garage. This impressive home combines modern family living with a peaceful village setting, making it an excellent opportunity for those seeking space, style and convenience.

Location:

Grange Gardens is a quiet cul-de-sac located in the popular village of Heath and Reach, surrounded by open countryside and offering excellent access to local amenities, village pubs and scenic walks, including Rushmere Country Park. The nearby town of Leighton Buzzard provides a wide range of shops, restaurants and leisure facilities, along with a mainline train station offering fast services to London Euston. The A5, A505 and M1 are all within easy reach for road commuters.

Ground Floor:

You enter the property via a welcoming hallway with stairs leading to the first floor and doors to all rooms. There is a cloakroom/WC by the front door. To the front, there is a bright and spacious living room featuring a large window, which is the full length of the property, it is an inviting space for family gatherings. There is formal dining room, ideal for entertaining and family meals. Centrally located is a larger than average utility room, which has ample work surface space and houses the boiler. There is space for various white goods to suit all needs. The well-appointed kitchen is fitted with a range of wall and base units, ample work surfaces and integrated appliances, with space for a dining room table.





First Floor:

The first floor landing leads to four well proportioned bedrooms, including a generous rear facing master bedroom with fitted wardrobes and generous ensuite shower room. Two bedrooms which are facing the front have spacious fitted wardrobes, with a further bedroom providing space for a study if required. There is a family bathroom fitted with a white suite comprising bath with shower over, wash hand basin and WC.



Outside:

To the front of the property, a block paved driveway provides off-road parking and leads to a double garage. The generous rear garden enjoys a high degree of privacy and is mainly laid to lawn with a patio seating area, making it ideal for outdoor dining, entertaining or simply relaxing in a tranquil setting. There is access to the double garage via the garden as well as the outbuilding and garden room. The garden room and outbuilding make a fab addition to the property, the garden room would make an excellent study or gym area and is a versatile space.



Agency note:

** Some photos used are archive photos**



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: 2044 ft²

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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