



Leighton Road  
Heath And Reach, LU7 0AA

Offers In Excess Of £700,000





# Leighton Road

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We are delighted to offer for sale this stunning and individual five bedroom family home with three reception rooms, set in a tucked away position overlooking open countryside in the ever popular village of Heath & Reach. The Police House has been extended and improved by the current owners, and is presented to the market in excellent condition with accommodation comprising: Entrance Hall, 25ft lounge, dining room, study, refitted kitchen/breakfast room, utility room, lobby, cloakroom/WC, five generous bedrooms, refitted shower room and a family bathroom. Additional benefits include gas heating, two garages, ample driveway parking and a landscaped rear garden. Viewing is highly recommended to appreciate this impressive property.

## Location:

The Police House is located right in the heart of the leafy and desirable village of Heath and Reach, close to the village green. 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. 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:

Enter via a composite front door into the hallway, which gives access to the study, dining room, lounge and kitchen/breakfast room, plus there is a built-in storage cupboard and stairs leading to the first floor. The dining room is an excellent size, comfortably accommodating a lengthy dining table, and there are double glazed doors leading out to the rear garden. The study faces the front aspect, and provides a great spot to work from home. Either of these rooms could be utilised as a family room or sitting room, if desired. The 25ft lounge enjoys views to the rear, with plenty of space for a variety of furniture, and there is a fireplace providing a great focal point. A front extension has enabled the vendors to create a well proportioned kitchen/breakfast room, which has been refitted with a fashionable range of wall and base level units, boasting a wealth of storage. There is ample space to the centre for a breakfast table, and the kitchen includes a variety of integrated appliances. A door leads through to the utility room, which provides space and plumbing for a washing machine and tumble dryer, as well as additional storage. A lobby provides access to both the rear garden and cloakroom/WC.







#### First Floor:

The first floor landing leads to the each of the bedrooms and family bathroom. The are also two built-in storage cupboards and access to two separate loft spaces, plus at the top of the stairs is a shower room which has been refitted with a modern suite comprising of a low level WC, wash hand basin and walk-in shower cubicle, with complimentary tiling providing a fine finish. There are four excellent double bedrooms, each providing sufficient space for a variety of furniture, plus a good sized fifth bedroom, making this an excellent choice for a lasting family home. The family bathroom is fitted with a traditional three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath.

#### Outside:

To the front of the property is an expansive block paved driveway, extending to the two garages and front door. The two garages are each access via an up and over door, with a further courtesy door to the rear garden. Benefitting from the impressive plot, there is a good sized lawn area enclosed by a variety of mature shrubbery to the borders, plus gated access to the rear. The rear garden spans the unusually wide plot, with entertaining spaces at each end, and a lawn area connecting across the middle. The good sized decked patio provides a desirable spot to catch some sun, with the favourable westerly aspect of the garden ensuring plenty of sunlight. A garden bar area is sited at the opposite end, which is a quiet spot to pass the time.



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: 2304 ft<sup>2</sup>

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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