



The Heath

Leighton Buzzard, LU7 3HL

Guide Price £850,000



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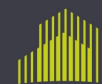
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QUARTERS
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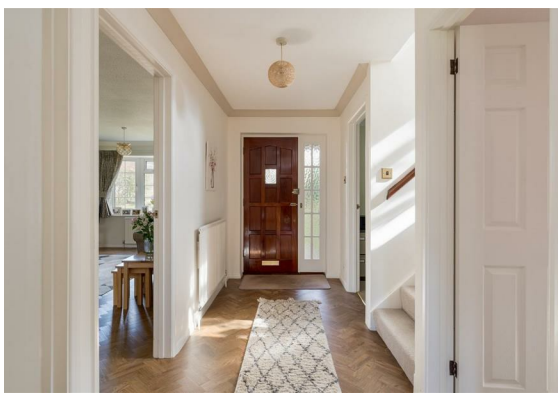
We are delighted to offer for sale this four bedroom executive detached family home which backs onto woodland and located in one of Leighton Buzzard's most prestigious roads. There is a wealth of choice of local walks, with the woods connecting through to Rushmere Country Park and the Grand Union canal, and Leighton Buzzard Golf Club is within walking distance. The property is presented in excellent order, and provides extended accommodation comprising: Entrance hallway, living room, dining room, family room, study, cloakroom/WC, 24ft kitchen/breakfast room, four generous bedrooms (master with ensuite facilities), and a family bathroom. Additional benefits include an expansive rear garden with direct access to woodland, garage and ample driveway parking. Viewing is highly recommended to appreciate the space and setting this property has to offer.

Location:

The Heath sits off the prestigious Plantation Road, near to Leighton Buzzard Golf Course, and remains one of Leighton Buzzard's most sought after and premium locations with a range of beautiful family homes set within a leafy environment. Its close proximity to Leighton Buzzard Town Centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. 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. 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 entrance hallway provides a warm welcome into this spacious family home. A high quality vinyl flooring runs through to the living room and dining room, plus there are doors to the kitchen/breakfast room, study and cloakroom/WC as well as stairs leading to the first floor. The study enjoys pleasant views out to the front garden and also includes a built-in understairs cupboard. The cloakroom/WC is a generous size and well positioned, centrally within the ground floor. The kitchen/breakfast room enjoys splendid views to the rear, and has been fitted with a range of wall and base level units, providing plenty of storage. There are various integrated appliances including a dishwasher, washing machine, tumble dryer, fridge freezer, double oven and five ring gas hob. A breakfast bar has been included and there are also double glazed French doors leading to the garden. The living room is a generous room and well proportioned room with an open fireplace providing a fine focal point, and there is space for a variety of furniture. The room is open to the dining room, which helps light flow through the property. The dining room provides plenty of space for a family sized dining table and there are double glazed sliding doors to the garden. The ground floor is completed with a family room, which could be used for a variety of purposes, and is the perfect spot to take in the beautiful setting of this family home.





First Floor:

The landing connects to the four bedrooms and family bathroom, and includes a built-in airing cupboard and loft access. The master bedroom is perfectly positioned to enjoy views to the rear, and there are fitted wardrobes and plenty of space for a variety of additional furniture. The room enjoys use of an ensuite which is fitted with a low level WC, bidet, pedestal wash hand basin and shower cubicle. There are two further generous double bedrooms, and the fourth bedroom includes a good sized built-in wardrobe. The family bathroom features tiling to the floor and walls, and has been fitted with a four piece suite comprising of a low level WC, pedestal wash hand basin, panel bath and walk-in shower cubicle.

Outside:

To the front of the property is an expansive block paved driveway which extends to the garage and front door. The remainder is laid mainly to lawn with scattered mature trees. The garage is accessed via an up and over door, and has been provided with power and lighting. The rear garden enjoys a stunning backdrop, surrounded by woodland. There is a generous paved patio area across the rear of the property, and the remainder is laid mainly to lawn with an array of mature shrubbery. An outstanding feature is the private gate which gives direct access into the woods, enabling pleasant walks through to Rushmere Park, the Grand Union canal, and beyond.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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 purchaser's 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 approximate Area: 1882 ft² ... 174.9 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.
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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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