



Even Keel Pinkle Hill Road
Heath And Reach, Leighton Buzzard, LU7 0AG

Offers In Excess Of £650,000



Q QUARTERS
EST. 2011
ESTATE AGENTS

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LU7 0AG

Quarters are delighted to offer for sale this extended four bedroom detached family home situated on this exclusive no through road in the highly sought after village of Heath & Reach. This individual property is presented to the market in excellent order and provides accommodation comprising: Entrance hall, shower room/WC, utility, bespoke fitted kitchen, dining room, lounge, conservatory, family room, four bedrooms and a family bathroom. Additional benefits include double glazing, store room, landscaped wrap around garden and driveway parking for numerous cars. Viewing is highly recommended to appreciate the bright and spacious accommodation this property has to offer.

Location:

Pinkle Hill Road is a quiet no through road right in the heart of 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. 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.

Entrance Hall:

Enter via double glazed front door. Single panel radiator. Wood effect flooring. Dado rails. Cupboard under stairs. Stairs to first floor. Doors to shower room, utility, kitchen/breakfast room and dining room.

Shower Room:

Double glazed window to side aspect. Chrome heated towel rail. Tiling to all walls. Fitted suite comprising: Low level WC, pedestal wash hand basin and shower cubicle.

Utility:

Double glazed window to front aspect. Fitted work surface with space under for washing machine and tumble dryer. Space for fridge freezer. Tiling to water sensitive areas.

Kitchen/Breakfast Room:

12'3" x 12'2" (3.73 x 3.71)
Double glazed window to front aspect. Double panel radiator. Recessed lighting. Refitted kitchen comprising: Inset one and a half bowl stainless steel sink with marble work surface over and matching splash-back. Integrated dishwasher, fridge freezer, wine cooler, two ovens and hob with decorative island cooker hood over. Double glazed door to garden.

Dining Room:

11'11" x 9'11" (3.63 x 3.02)
Double glazed sliding doors to conservatory. Single panel radiator. Wood effect flooring. Telephone point. Opening to:

Lounge:

13'4" x 12'3" (4.06 x 3.73)
Double glazed window to rear aspect. Television point.

Conservatory:

19'4" (Max) x 11'3" (5.89 (Max) x 3.43)
Of brick base and double glazed construction. Double glazed door to garden. Double glazed door to:





Family Room:
21'11" x 18'4" (6.68 x 5.59)

Three double glazed window to dual aspects. Single panel radiator. Coving to ceiling.

First Floor Landing:

Double glazed window to side aspect. Loft access. Dado rails. Telephone point. Doors to bedrooms and bathroom.

Master Bedroom:

12'4" x 11'10" (3.76 x 3.61)

Double glazed windows to front aspect. Single panel radiator. Fitted wardrobes. Television point.

Bedroom Two:

12'0" x 10'0" (3.66 x 3.05)

Double glazed window to rear aspect. Single panel radiator.

Bedroom Three:

11'10" x 9'5" (3.61 x 2.87)

Double glazed window to front aspect. Built in cupboard and wardrobe.

Bedroom Four:

12'4" x 7'1" (3.76 x 2.16)

Double glazed window to rear aspect. Single panel.

Bathroom:

Double glazed window to side aspect. Single panel radiator. Tiling to all walls. Fitted suite comprising: Low level WC, pedestal wash hand basin and shower cubicle. Note: The vendor advises that plumbing for a bath remains in place should the new owner wish to install a bath.

Outside:

Front:

Paved driveway with parking for multiple cars leading to front door and store (remainder of garage). Access to rear.

Rear Garden:

Wrap around landscaped rear garden with paved patio and lawn areas and mature shrub borders.



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



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.