



Woburn Road

Heath And Reach, Leighton Buzzard, LU7 0AP

Price £345,000



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QUARTERS

YOUR NEXT MOVE



## Woburn Road

Heath And Reach, Leighton Buzzard,  
LU7 0AP

Quarters are delighted to offer for sale with no upper chain this three bedroom semi-detached home in the highly desirable village of Heath and Reach. The village boasts a wealth of amenities, such as local shops, pubs, the Greensand Trust managed Rushmere Country Park and St Leonards lower school (Ofsted rating Outstanding). The property is in need of modernisation and has excellent potential to extend (STPP) and make a substantial family home. Current accommodation comprises: Entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Additional benefits include generous front and rear gardens, garage and set back position. Viewing is highly recommended to appreciate the potential this property has to offer.

### Entrance Hallway:

Enter via UPVC front door. Double glazed window to front aspect. Doors to dining room and kitchen. Stairs to first floor. Storage cupboard under stairs. Door to:

### Lounge:

11'4 x 9'11 (3.45m x 3.02m)  
Bay window to front aspect. Feature fireplace.

### Dining Room:

10'11 x 10'11 (3.33m x 3.33m)  
Window to rear aspect. Feature fireplace.

### Kitchen:

8'0 x 6'0 (2.44m x 1.83m)  
Double glazed window to side aspect. Door to rear garden. Stainless steel sink with cupboard under. Space for cooker. Part tiled walls.

### First Floor:

### Landing:

Window to side aspect. Doors to all first floor rooms. Loft access.







#### Bedroom One:

11'4 x 10'0 (3.45m x 3.05m)

Window to front aspect. Feature fireplace. Fitted storage.

#### Bedroom Two:

11'0 x 8'7 (3.35m x 2.62m)

Window to rear aspect.

#### Bedroom Three:

8'6 x 8'0 (2.59m x 2.44m)

Window to rear aspect.



#### Bathroom:

5'9 x 4'9 (1.75m x 1.45m)

Window to front aspect. Fitted suite comprising low level WC, wall mounted wash hand basin and panel bath. Part tiled walls.

#### Outside:

##### Front:

Generous front garden with driveway parking extending to front door and garage. Access to rear garden.

##### Rear:

Paved pathways with remainder mainly laid to lawn. Mature plants and shrubs. Former air raid shelter.

##### Garage:

Access via up and over door.

##### Agent's Note:

This is a freehold property. Council Tax Band: C



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: 71.5 m<sup>2</sup> ... 770 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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