

Emu Close

Heath and Reach, LU7 0AT

Price £269,995

2 | 1 | 1 | E

QUARTERS
YOUR NEXT MOVE

Emu Close

Heath and Reach, LU7 0AT

We are delighted to offer for sale this two bedroom bungalow located in the popular village of Heath and Reach. The property is in need of modernisation throughout and provides accommodation comprising: Entrance porch, hallway, 25ft lounge/dining room, kitchen, conservatory, two bedrooms and a wet room. Additional benefits include double glazed windows, gas heating and driveway parking. Viewing is highly recommended to appreciate the potential of this property.

Location:

Emu Close is a peaceful residential cul-de-sac within the popular village of Heath & Reach, a well regarded location offering a balance of village living and convenience. The village benefits from local amenities including shops, public houses and schooling, while nearby Leighton Buzzard provides a wider range of facilities and leisure options. The surrounding countryside, including Rushmere Country Park, offers excellent walking and outdoor pursuits. For commuters, Leighton Buzzard mainline station provides direct services into London Euston, with road links via the A5 and M1 also within easy reach.

























Layout:

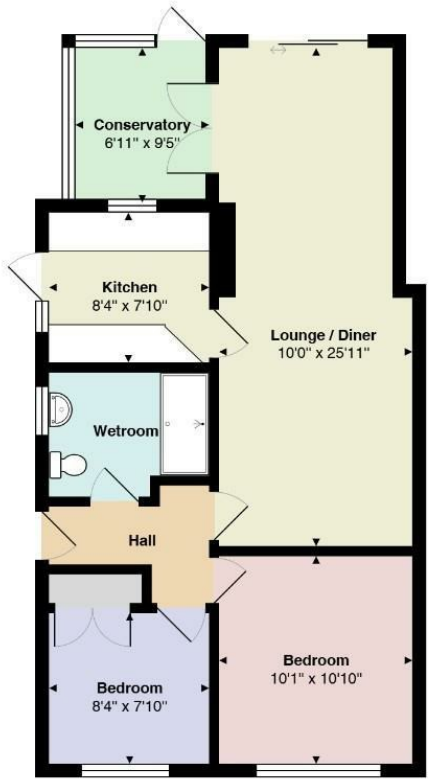
The property is entered via an entrance porch which opens into the central hallway, providing access to the principal accommodation. Both bedrooms are positioned to the front and are well proportioned rooms with space for a variety of furniture, with bedroom two benefitting from built-in wardrobes. The wetroom is fitted with a low level WC, wash hand basin and shower area, finished with tiled walls. To the rear, the lounge/dining room has been extended to create a generous open plan reception space, enjoying views over the garden via sliding patio doors and offering ample room for both seating and dining arrangements. Off the lounge is the separate kitchen, fitted with a range of wall and base level units with roll edged work surfaces over, along with spaces for appliances including a washing machine, tumble dryer and cooker with extractor over. A courtesy door provides side access. The conservatory completes the accommodation and offers an additional reception area overlooking the garden.

Outside:

To the front, the property benefits from a lawned garden alongside a driveway providing off-road parking, with pathways leading to the entrance and continuing along the side of the bungalow. The rear garden enjoys a good degree of privacy and is arranged with a patio area, lawn and mature shrub borders, creating a pleasant and established outdoor space with excellent scope for further enhancement.

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



Ground Floor

Total Area: 680 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk