



6 Birds Hill, Leighton Buzzard, LU7 0AD

Asking Price £425,000

VIDEO VIEWING

Quarters are delighted to offer for sale with no upper chain this three bedroom semi-detached family home, in the much sought after village of Heath and Reach, ideally situated within walking distance of local shops and amenities and Rushmere Country Park. The property is presented to the market in excellent condition with accommodation comprising: Entrance hallway, cloakroom/WC, lounge, kitchen/ dining/ family area, utility room, master bedroom with Juliet balcony, second/guest bedroom with en-suite, a further double bedroom and family bathroom. Additional benefits include: gas heating, double glazing, private rear garden, garage and driveway parking for two cars. Viewing is highly recommended.

Entrance Hall:

Enter via double glazed door. Double glazed window to side aspect. Coving to ceiling. Stairs to first floor. Telephone point. Karndean parquet flooring. Doors to cloakroom/ WC and lounge.

Cloakroom/WC:

Single panel radiator. Fitted suite comprising: Low level toilet and vanity hand basin. Karndean parquet flooring. Coving to ceiling. Extractor fan.

Lounge: 14'2" x 9'2" (4.32 x 2.79)

Double glazed bay window to front. Radiator. Coving to ceiling. Wall light points. Central heating thermostat. Television point. Karndean parquet flooring. Double doors to:

Kitchen/ Dining/ Family Room: 19'9" (max) x 15'11" (max) (6.02 (max) x 4.85 (max))

Dining Area:

Double glazed double doors to rear garden. Vaulted ceiling with skylight window. Radiator. Inset spotlights to ceiling. Wall light points. Tiled floor.

Family Area:

Double glazed tri-fold doors to rear garden. Radiator. Inset spotlights to ceiling. Tiled floor. Television point.

Kitchen Area:

Fitted kitchen comprising: Range of floor mounted cupboard and drawer units with wooden work surface over. Central island unit with space for range cooker. Stainless steel extractor/light above. Integrated dishwasher and fridge freezer. Stainless steel sink unit inset to work surface with mixer tap. Eye level cupboards one housing the Glow Worm gas fired central heating boiler. Inset spotlights to ceiling. Central heating programmer. Tiled floor. Door to:

Utility Room:

Double glazed door to rear. Floor mounted cupboards with wooden work surface over. Space and plumbing for washing machine and tumble dryer. Kick board heater. Eye level units. Extractor. Tiled floor.

First Floor:

Landing:

Obscure double glazed window to side. Coving to ceiling. Loft access. Airing cupboard housing Megaflo hot water cylinder and linen shelving. Doors to all bedrooms and family bathroom.

Bedroom One: 22'8" (max) x 8'11" (max) (6.91 (max) x 2.72 (max))

Double glazed window to side and double glazed double doors to rear with Juliet balcony. Vaulted ceiling with electrically operated skylight window. Radiator. Television point. Built-in storage cupboard with hanging and shelving.

Bedroom Two: 10'1" x 9'8" (3.07 x 2.95)

Double glazed window to front aspect. Radiator. Coving to ceiling. Television point. Door to:

Ensuite:

Obscure double glazed window to front aspect. Radiator. Fitted suite comprising: Low level toilet, hand basin with tiled splashback and tiled cubicle with Mira shower. Wood effect flooring. Extractor fan. Coving to ceiling. Inset spotlights.

Bedroom Three: 9'2" x 8'10" (2.79 x 2.69)

Double glazed window to rear aspect. Radiator. Coving to ceiling.

Family Bathroom:

Chrome heated towel rail. Fitted suite comprising: Low level toilet, pedestal hand basin and panel bath with mixer tap/shower attachment. Tiled splash areas. Coving to ceiling. Wood effect flooring. Extractor fan. Shaver socket.

Outside:

Front:

Low brick wall with iron railings. Shingle area. Pathway to front door and gated side access.

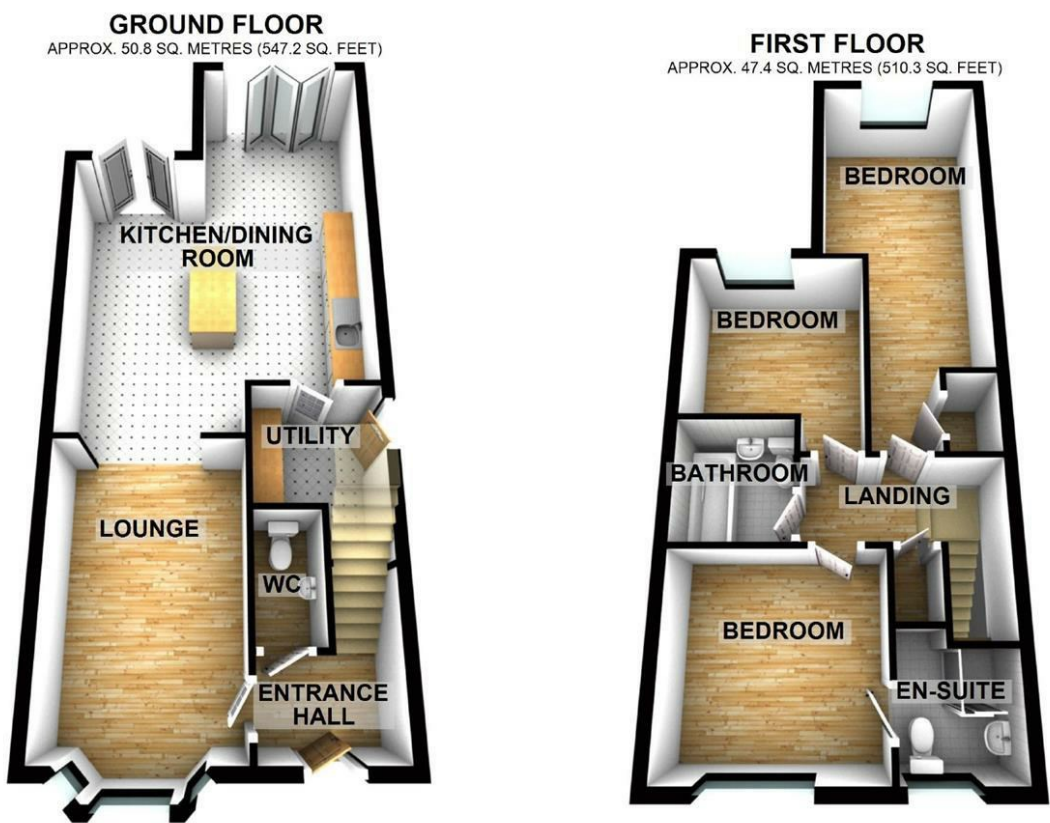
Rear:

Paved patio areas with raised lawn and decked seating area. Gated access to front of property and rear parking area.

Garage: 16'4" x 8'5" (4.98 x 2.57)

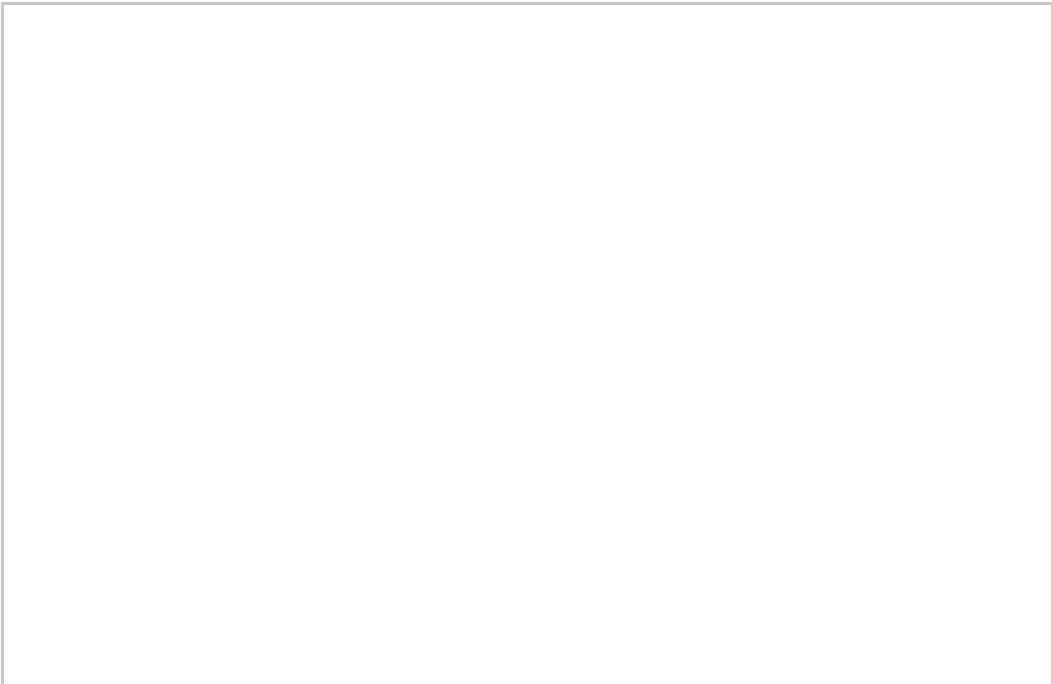
Access via up and over door. Bi fold doors to garden. Power and lighting. Currently being used as two separate storage areas.

Floor Plan

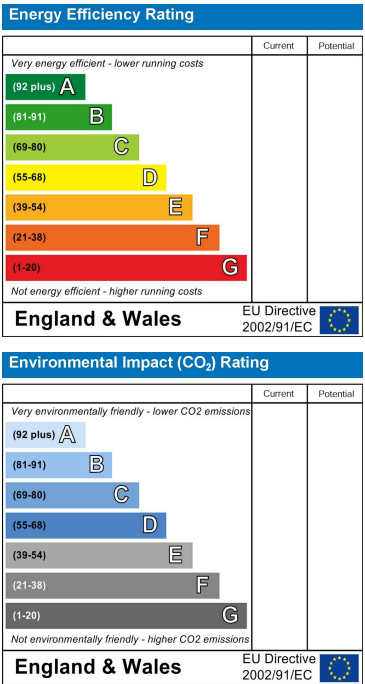


TOTAL AREA: APPROX. 98.2 SQ. METRES (1057.5 SQ. FEET)

Area Map



Energy Efficiency Graph



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