



Woburn Road

Heath And Reach, Leighton Buzzard, LU7 0AP

Guide Price £325,000



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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 period home, located in the popular village of Heath & Reach. This unique family home was originally two cottages that have been converted into one large property and now provides spacious accommodation comprising: Entrance hall, 20ft lounge, refitted kitchen/diner, conservatory, two spacious cellar rooms, three bedrooms and an upstairs shower room. Additional benefits include gas central heating, double glazed windows and generous rear garden. Viewing is highly recommended.

Location:

Woburn Road is situated 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.

Ground Floor:

Enter into the hallway, there are stairs ahead leading to the first floor, a glazed partition and door to the kitchen/diner, and a door to the lounge. The 20ft lounge benefits from plenty of light due to the dual aspect windows, with pleasant views of the garden to the rear. The refitted kitchen/diner is in good order and there is ample work surface among its benefits. A door to the rear leads to the brick base conservatory, and there is a further door with stairs leading down to the cellar rooms.





Basement:

The cellar rooms on the basement level are currently used for storage and larder purposes, but could be used as further reception/function rooms. There is ample space, and each room has a window to the front aspect, as well as power and lighting.

First Floor:

The landing contains a generous airing cupboard, plus doors to the bedrooms and shower room. The bedrooms are well proportioned, with the master and second bedrooms containing built in wardrobes. The shower room is in good order and provides low level WC, wash hand basin and a shower cubicle.



Outside:

To the front is a low level wall with path and step to the front door. At the rear of the property is a generous landscaped rear garden with a range of spaces for planting shrubbery, some paved patio areas, and a neat lawn.



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



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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