Thomas Street

Heath And Reach Leighton Buzzard, LU7 0AN

Offers In Excess Of £290,000

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QUARTERS
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We are delighted to offer for sale with no upper chain this two bedroom period home located on a quiet street in the sought after village of Heath and Reach. The property is presented to the market in excellent order with accommodation comprising: Lounge/dining room, refitted kitchen, bathroom, two bedrooms plus a cellar room. Additional benefits include gas heating, double glazing and generous landscaped rear garden. Viewing is highly recommended.

Location:

Thomas Street 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 and the within the catchment of the popular St Leonards lower school. There is a range of walks and footpaths on the doorstep which include the stunning 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:

The front door opens directly into a bright and airy 20ft lounge/dining room, a welcoming space filled with natural light and showcasing the character of this charming cottage. The room features a wood burning stove which provides both warmth and an attractive focal point, complemented by built-in shelving and storage to the alcove. The dining area is situated to the rear of the room and offers excellent space for a dining table positioned in front of the rear-facing window, creating an ideal setting for daily meals or entertaining. Stairs rise to the first floor and a door leads through to the kitchen, while a hatch beneath the staircase opens into the cellar, complete with power and lighting, providing useful storage or potential hobby space.

The kitchen measures approximately 15ft and has been refitted with a stylish range of wall and base level units finished with Quartz work surfaces over. Integrated appliances include a fridge, freezer, dishwasher, microwave, double oven and five ring gas hob with extractor hood. A courtesy door opens out to the side giving access to the garden, and at the far end of the kitchen is the family bathroom, refitted with a three piece suite comprising a low level WC, vanity wash hand basin and panelled bath with shower over, with tiling to water sensitive areas. Both the kitchen and bathroom benefit from electric underfloor heating for added comfort.

First Floor:
The first floor landing provides access to both bedrooms and the loft space. The main bedroom is located to the front aspect and is a well proportioned double room offering ample space for a bed and accompanying furniture, with fitted wardrobes spanning one wall providing excellent storage. The second bedroom sits to the rear and is also generously sized, offering flexibility as a guest room, home office or nursery, and benefits from a built-in wardrobe and outlook over the rear garden.

Outside:
To the front, the property enjoys a paved frontage leading to the front door. The rear garden is enclosed by panel fencing and features a combination of paved patio area and lawn, ideal for outdoor dining and relaxation, with a summerhouse positioned at the far end of the garden. There is also right of way access to the garden.

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: 719 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.

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