



Shenley Hill Road, Heath & Reach, LU7 3BT

£500,000



- **Impressively Sized Property**
- **Detached Family Home**
- **Three / Four Bedrooms**
- **Generous Sized Wrap-Around Plot**
- **Short Walk to Rushmere & Stockgrove Parks**
- **Driveway For Multiple Vehicles**
- **22Ft Kitchen/Breakfast Room With Utility Area**
- **22Ft Family / Dining Room**
- **Separate Study Area**
- **Huge Potential For Extensions!**

EXTENDED FOUR BEDROOM DETACHED FAMILY HOME | HUGE WRAP AROUND GARDEN PLOT | DRIVEWAY FOR MULTIPLE VEHICLES | THREE LARGE RECEPTION ROOMS | WALKING DISTANCE TO RUSHMERE & STOCKGROVE COUNTRY PARKS

M & M Properties is thrilled to present this spacious and extended four-bedroom detached house, boasting an impressive size and occupying a generous wrap-around plot. Nestled along the sought-after Heath Road in Leighton Buzzard, this property is ideally situated on the border of the charming village of Heath & Reach.

Conveniently within walking distance to both Rushmere and Stockgrove Country Parks, it offers a perfect blend of suburban tranquillity and outdoor recreation. Don't miss the opportunity to make this remarkable residence your new home!

Location

Shenley Hill Road, situated just off the well-established Heath Road close to countryside and a scenic village pond opposite, providing swift access to Leighton Buzzard town centre within minutes, and a convenient short drive leads to Milton Keynes as well as being near to Leighton Buzzard train station which has 30 minutes access to Euston Station as well as access to Northampton and the north.

The locale is surrounded by well regarded schools, including Doverly Down, Heathwood, and Vandyke Upper School, all within easy reach, making it an ideal spot for families. Additionally, residents can enjoy a brief stroll to both Rushmere and Stockgrove country parks, where tree-lined bike rides and scenic walks await, adding a touch of natural beauty to the vibrant community.

The house is in an amazing family friendly location which is 5 minutes drive from the M1 motorway, with a 15 minute access to warehouse price shopping (Costco, Marks and Spencer, etc.), sports and the office hub of Milton Keynes; 30 minute drive to Bicester outlet stores. The village of Heath & Reach itself has two local pubs which also serve food, a local co-op, hairdressers, dog groomers, the Heath Inn and Thrift Road recreational ground.

For families the location, by car is 10 minutes away from Woburn Safari park, 15 minutes away from Whipsnade/London Zoo, as well as many other parks in Milton Keynes like the Snowdome, Dinosaur park, Centre Parks and many others. It is located 5 minutes near a Toy Railway and 20 minutes away from Tring Natural History museum. The local golf club is 5 minutes away and both the pub and the golf course hold firework displays that can be seen but not heard from the house.





Accommodation

This property showcases expansive living spaces across two floors, offering the flexibility for potential extensions if desired and ideal for a family upsizing. The ground floor is particularly remarkable, featuring a spacious entrance hallway that connects to two generously sized reception rooms. These include a bay-fronted living room and an impressive 22ft kitchen/diner stretching across of the majority of the rear of the property. Additionally, the ground floor comprises a versatile space that can function as a study or fourth bedroom, a convenient utility area, and a well-placed downstairs WC.

The ground floor is beautifully rounded off with a front-to-back family/dining room, offering versatile space that can cater to various needs for the entire family. Ascending the stairs to the first floor, you'll find a landing with doors leading to all three well-proportioned bedrooms. Adding to the allure of the upper level, the impressively sized family bathroom boasts a four-piece suite, elevating the overall comfort and functionality of this inviting residence.

Exterior & Gardens

Nestled on a generous wrap-around plot, this property boasts meticulously curated garden spaces. The front of the residence enjoys privacy from the roadside, thanks to a combination of brick walls, tall timber fencing, high bushes, and ornamental plants. The well-manicured front and side gardens features a predominantly lush lawn adorned with carefully placed feature plants and scenic elements, enhancing the overall charm of the property's exterior.

Towards the rear of the garden, discover a secluded, low-maintenance paved patio area, providing ease of upkeep and a private retreat. This space not only offers convenient access back into the property but also includes a practical garden shed for additional storage, enhancing the functionality of the outdoor area. There are water butts, vegetable/fruit pots and a limited barbeque area for an outdoor lifestyle.

Tenure

We as agents can confirm this property is Freehold.

Parking

The gravel driveway at the front of the property offers abundant space, accommodating multiple vehicles with ease. In addition to this there is a Garage with full power and electric connected, ideal for a workshop or for conversion (STPP).

Council Tax Band

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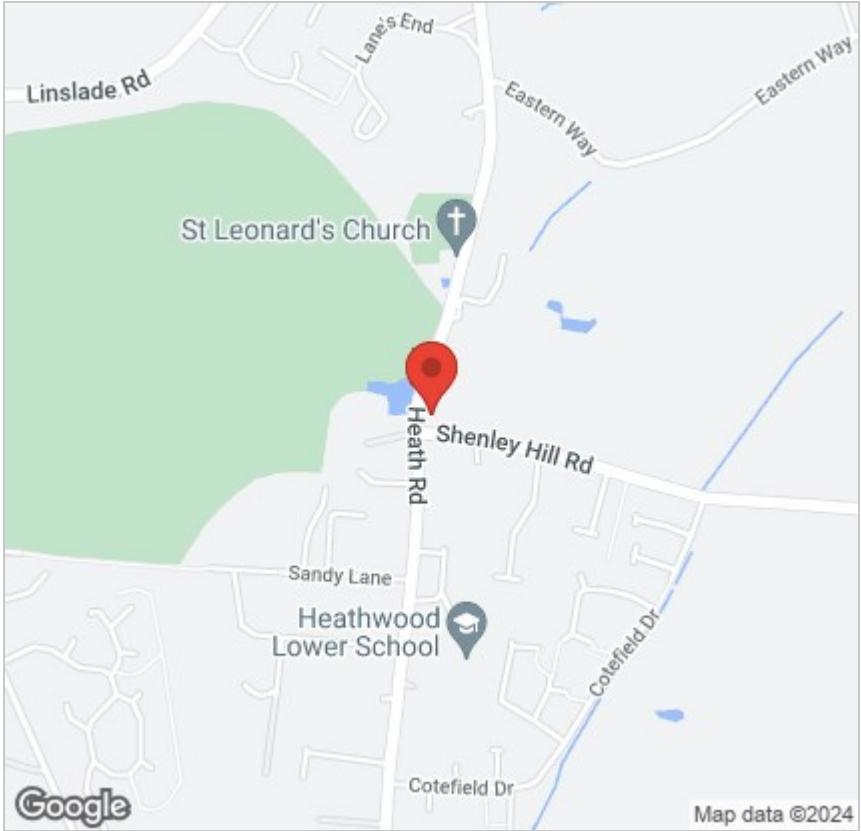
Total Floor Space

132 Square Metres / 1,420 Square Feet

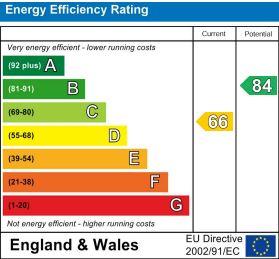
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.