



The Heath | | Leighton Buzzard | LU7 3HL

Asking Price £875,000

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Set within a beautiful private west facing plot backing onto woodland, this superbly presented detached family home offers modern and versatile living accommodation extending to approximately 2,308 sq ft. Featuring an impressive extended open-plan kitchen/dining room, five reception spaces, four well-proportioned bedrooms, contemporary bathrooms, a gym/garden outbuilding and exceptional indoor-outdoor entertaining areas, the property perfectly combines modern family living within a tranquil setting on one of the towns most sought after roads.

- Beautifully presented detached family home extending to approximately 2,308 sq ft of versatile accommodation.
- Spacious extended open-plan kitchen/breakfast room forms the heart of the home with bi-fold doors to the garden.
- Separate sitting room and cosy family/snug room provide flexible living and entertaining space.
- Practical utility room for additional storage, appliance space and convenient external access.
- Large block paved driveway and storage areas.
- Impressive principal bedroom benefits from fitted storage and a contemporary en-suite shower room.

Welcome to The Heath

Set back from the road on a generous plot within The Heath, this detached home is approached via a block-paved driveway leading to a double garage, with a large front lawn bordered by mature trees and established planting. The property sits within a quiet residential setting, with gated side access and woodland surroundings that reflect the character of this well-regarded part of Leighton Buzzard.

Entrance Hall

The entrance hall provides a central point of access to the ground floor accommodation, with stairs rising to the first floor and doors leading to the sitting room, study, cloakroom and kitchen/breakfast room. Wood flooring continues throughout, with natural light from the glazed front door creating a welcoming first impression.

Study

8'11" x 6'9" (2.74 x 2.06)

Positioned to the front of the property, the study provides a versatile space suitable for home working, reading or hobbies. A window overlooks the front garden, while fitted shelving and wood flooring complete the room.





Sitting Room

18'2" x 12'7" (5.54 x 3.86)

The sitting room is positioned to the front of the property and centres around a fireplace with stone surround and hearth. A bay window overlooks the front garden, while fitted shelving and cabinetry provide integrated storage and display space. The room offers ample space for seating and entertaining, with wood flooring continuing through from the entrance hall.

Downstairs Cloakroom

The ground floor cloakroom is fitted with a WC and wash hand basin, complemented by tiled walls and patterned flooring. A frosted window provides natural light and ventilation.

Family Room/Snug

12'11" x 11'10" (3.94 x 3.61)

Open to the dining area, the family room/snug provides an additional reception space suitable for everyday living, reading or relaxing. Positioned off of the kitchen/breakfast room, the room features wood flooring, panelled walls and a window to the side, creating a natural flow through the rear of the house and into the garden-facing extension.

Kitchen/Breakfast Room

27'7" x 21'10" (8.43 x 6.68)

Extending across the rear of the property, the kitchen/breakfast room forms the centre of the home with open-plan space for cooking, dining and entertaining. Fitted with a range of handleless wall and base units, the kitchen incorporates integrated appliances, extensive work surfaces and a central island with breakfast bar seating. Vaulted ceilings with skylights and large windows draw natural light throughout, while bi-fold doors open directly onto the patio and rear garden, creating a seamless connection between inside and out.

Utility Room

Located off the kitchen, the utility room provides additional storage and appliance space with fitted base units, work surfaces and a sink with drainer. There is space and plumbing for laundry appliances, along with a door providing side access to the garden.

Landing

The first floor landing provides access to all four bedrooms and the family bathroom, with a built-in storage cupboard and loft access. Natural light filters through from the surrounding rooms, while the layout offers a clear separation between the principal bedroom and remaining accommodation.

Principal Bedroom

14'9" x 11'10" (4.5 x 3.61)

Bedroom one is positioned to the rear of the property and benefits from views over the surrounding trees and garden. The room provides space for freestanding furniture and includes access to an en suite shower room.

Ensuite

The en-suite fitted with a walk-in shower, WC and wash hand basin. A large window allows for plenty of natural light, while fitted shutters feature within the en suite.

Bedroom Two

16'4" x 9'6" (4.98 x 2.9)

Bedroom two is a comfortable double bedroom, presented in neutral tones with a large front-facing window allowing for plenty of natural light. The room offers ample space for freestanding furniture and benefits from fitted shelving.

Bedroom Three

13'5" x 8'0" (4.09 x 2.46)

Bedroom three is positioned to the front of the property and provides a well-proportioned room suitable for use as a bedroom, nursery or home office. A window with fitted shutters overlooks the side aspect, with space for freestanding furniture.

Bedroom Four

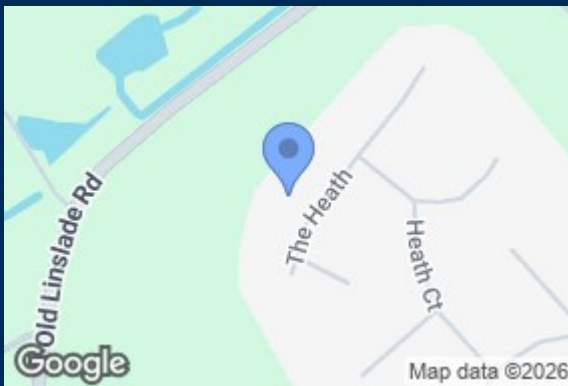
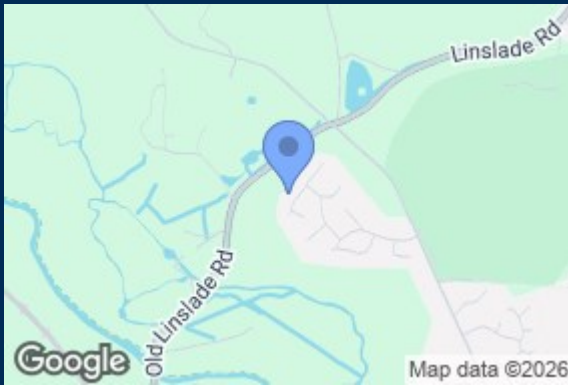
10'11" x 7'1" (3.35 x 2.16)

Bedroom four overlooks the front of the property and offers a flexible space suitable as a guest room, child's bedroom or study. The room includes a large window providing natural light, with space for freestanding furniture.

Family Bathroom

The family bathroom has been stylishly updated with a contemporary finish, featuring a freestanding bath with matte black fittings, a separate walk-in shower with glazed screen, wash hand basin and WC. A patterned tiled floor and plantation-shuttered window add character, while the clean white décor creates a relaxing space.





Approximate Gross Internal Area
 Ground Floor = 103.3 sq m / 1m112 sq ft
 First Floor = 70.2 sq m / 756 sq ft
 Outbuildings = 40.9 sq m / 440 sq ft
 Total = 214.4 sq m / 2,308 sq ft



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 A (92-100) B (81-91) C (69-80) D (54-68) E (39-54) F (21-38) G (1-20)	78	 A (92-100) B (81-91) C (69-80) D (54-68) E (39-54) F (21-38) G (1-20)	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	

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