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11 Heath Road, Leighton Buzzard, LU7 3AB

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## Guide Price £550,000

- THREE BEDROOM DETACHED CHALET BUNGALOW
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE AND FRENCH DOORS
- TWO DOUBLE BEDROOMS ON THE GROUND FLOOR
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND GARAGE
- VERSATILE AND ADAPTABLE LIVING ACCOMMODATION
- PRIME LEIGHTON BUZZARD LOCATION
- SEPARATE DINING ROOM
- MAIN BEDROOM SUITE WITH SHOWER ROOM UPSTAIRS
- MATURE REAR GARDEN MAINLY LAID TO LAWN
- INTERACTIVE VIRTUAL TOUR

This spacious and versatile three bedroom detached chalet bungalow, ideally positioned within a prime and highly sought-after area of Leighton Buzzard. Offering flexible accommodation arranged over two floors, this attractive home is perfect for those seeking adaptable living space in a convenient and desirable location.

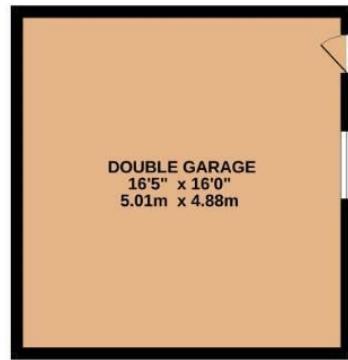
The property is entered via a welcoming hallway which leads through to a generous lounge, featuring a character fireplace as a central focal point and French doors opening directly onto the rear garden, allowing natural light to flood the room and creating a lovely connection between indoor and outdoor living. A separate dining room provides an ideal space for family meals or entertaining guests, while the kitchen offers a range of floor and wall mounted units and serves as the practical hub of the home. Also on the ground floor is a shower room, adding to the convenience and flexibility of the accommodation. Two well-proportioned double bedrooms complete the ground floor layout, making the property suitable for those wishing to live predominantly on one level.

To the first floor, there is a further spacious double bedroom which forms an excellent main suite, benefiting from its own additional shower room, creating a private and comfortable retreat.

Externally, the property continues to impress. To the front, a driveway provides parking for multiple vehicles and leads to the garage. To the rear, the garden is mainly laid to lawn and is complemented by mature trees and well-stocked flower beds, offering a pleasant and private outdoor space for relaxing or entertaining.

Overall, this is a must-see home offering excellent space, flexibility and potential, all set within one of Leighton Buzzard's most desirable residential locations. An internal viewing is highly recommended to fully appreciate everything this property has to offer.

GROUND FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



