



41 Heath Road, Leighton Buzzard, LU7 3AB

£450,000

- BEAUTIFULLY PRESENTED AND EXTENDED THREE DOUBLE BEDROOM FAMILY HOME
- STUNNING KITCHEN / BREAKFAST ROOM WITH INTEGRATED APPLIANCES, SOLID WOOD WORKTOPS AND MATCHING CENTRAL ISLAND
- MODERN FAMILY BATHROOM
- AMPLE DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES
- LOCATED IN A PRIME AREA OF LEIGHTON BUZZARD
- SPACIOUS LOUNGE / DINING ROOM WITH OPEN FIRE
- ENCLOSED REAR GARDEN WITH RESIN PATIO AND SEATING AREAS
- CLOAKROOM
- INTERACTIVE VIRTUAL TOUR

Set within one of Leighton Buzzard's most desirable residential areas, this well-presented and thoughtfully extended three double bedroom semi-detached home offers a perfect balance of contemporary style and traditional warmth. Finished to a high standard throughout, the property provides spacious, flexible living ideal for modern family life.

At the heart of the home is a stunning kitchen and breakfast room, featuring integrated appliances, floor and wall-mounted units, and a solid wood worktop with a matching central island. This beautifully designed space is both stylish and functional — perfect for everyday living or entertaining family and friends.

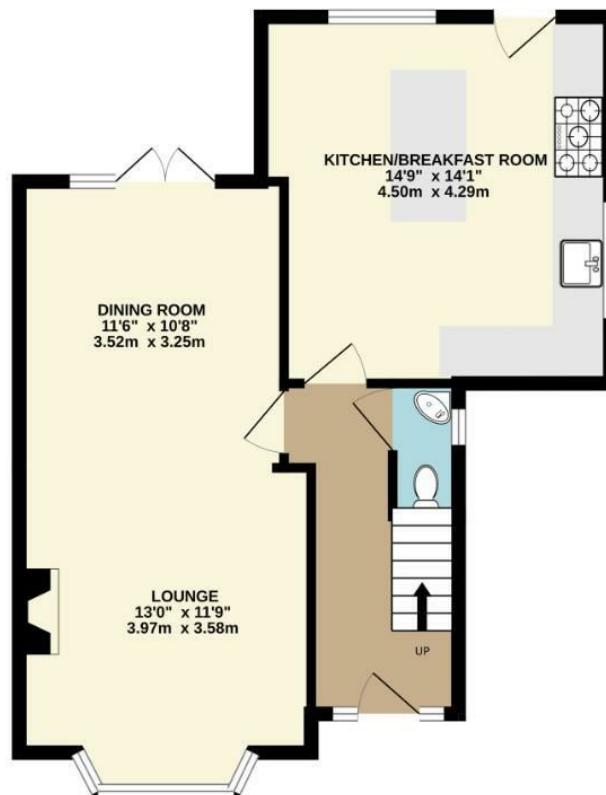
The lounge and dining room provides a warm and inviting atmosphere, centred around an open fire, creating the perfect setting for relaxing evenings. The seamless flow between living areas enhances the sense of space and connection throughout the ground floor. A modern family bathroom serves the bedrooms, each of which is tastefully decorated and designed with comfort in mind.

Outside, the property boasts an enclosed rear garden featuring a resin patio and multiple seating areas, ideal for outdoor dining and relaxation. To the front, there is ample driveway parking, offering both convenience and practicality for a busy household.

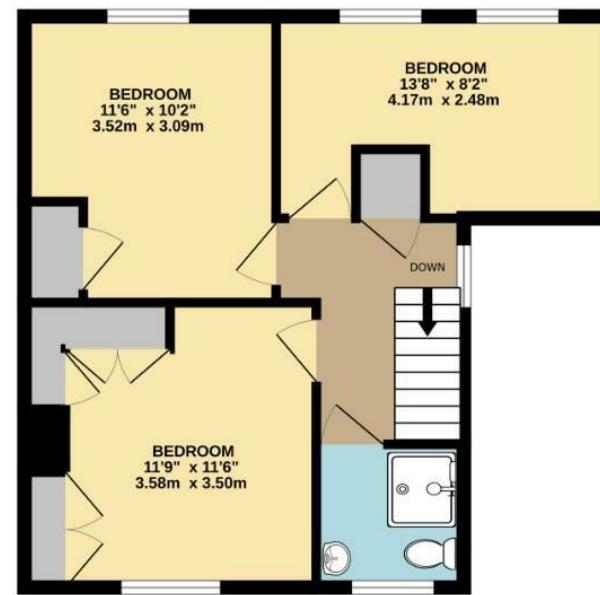
Beautifully maintained and full of charm, this delightful family home combines modern finishes with classic features, making it a superb opportunity for those seeking quality and comfort in an excellent location.

A truly impressive family home offering style, warmth, and generous living space — perfectly positioned within one of Leighton Buzzard's most sought-after areas.

GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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		67
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

