

2 Reach Green, Heath And Reach, Leighton Buzzard, LU7  
0AS

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Offers In Excess Of £300,000

- THREE BEDROOM MID TERRACE
- EN-SUITE TO MAIN BEDROOM
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- INTERACTIVE VIRTUAL TOUR
- EXTENDED
- KITCHEN/DINING ROOM
- DRIVEWAY PARKING
- CLOSE TO RUSHMERE COUNTRY PARK
- VILLAGE LOCATION
- WELL PRESENTED

Hunters are pleased to market this well presented and extended three bedroom mid-terrace property, located within the popular village of Heath and Reach.

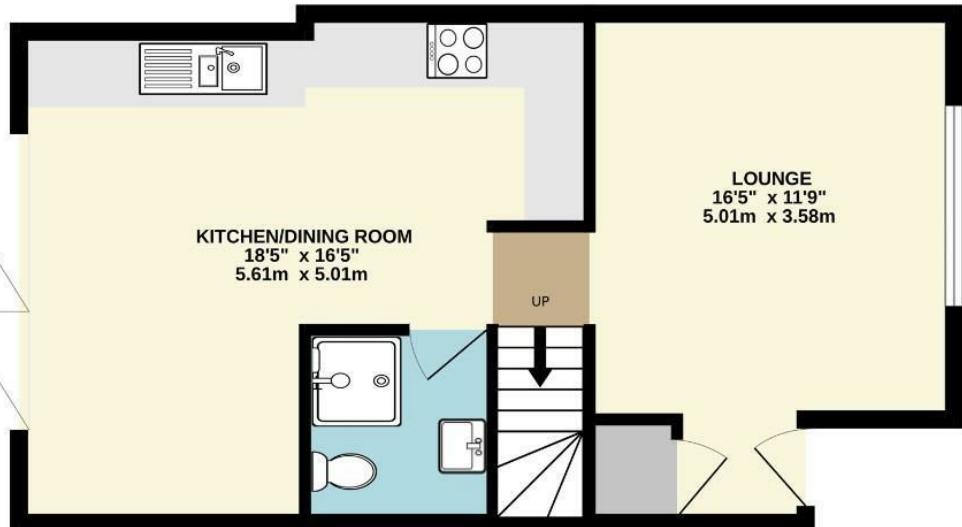
Having been extended and updated by the current owners this property offers, a lounge, kitchen/dining room that opens to the rear garden via bi-folding doors, shower room, three bedrooms with an ensuite to the main bedroom.

Externally, there is ample driveway parking with additional parking to the rear and an enclosed rear garden.

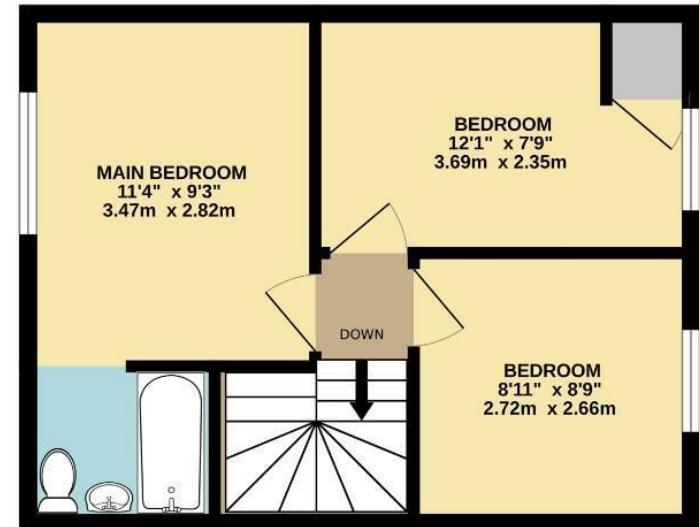
The property is located near to Rushmere Country Park which contains some walks and lakeside views. Local shopping facilities are available in Leighton Buzzard and Woburn. Heath and Reach has a number of amenities including a shop and several pubs. The area is very accessible with the M1 motorway. Commuting facilities are available from Leighton Buzzard to Euston within 30 minutes.

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GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.7 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			

**Lounge**

Double glazed window to front aspect. Laminate flooring and radiator. Storage cupboard.

**Kitchen/Dining Room**

Bi-folding doors opening to the rear garden. A range of wall and floor mounted units consisting of drawers and cupboards with a worktop over. Induction hob with an extractor over. 1 ½ bowl stainless steel sink and drainer. Double electric oven. Integrated fridge-freezer, washing machine and dishwasher. Karndean flooring and radiator.

**Bathroom**

Three piece suite comprising; shower, W/C and wash hand basin. Tile flooring and heated towel rail.

**Landing**

Fitted carpet and access to the loft.

**Main Bedroom**

Double glazed window to rear aspect. Laminate flooring and radiator.

**En-suite**

Three piece suite comprising; bathtub, W/C and wash hand basin. Tiled flooring.

**Bedroom Two**

Double glazed window to front aspect. Airing cupboard with a wall mounted gas boiler. Laminate flooring and radiator.

**Bedroom Three**

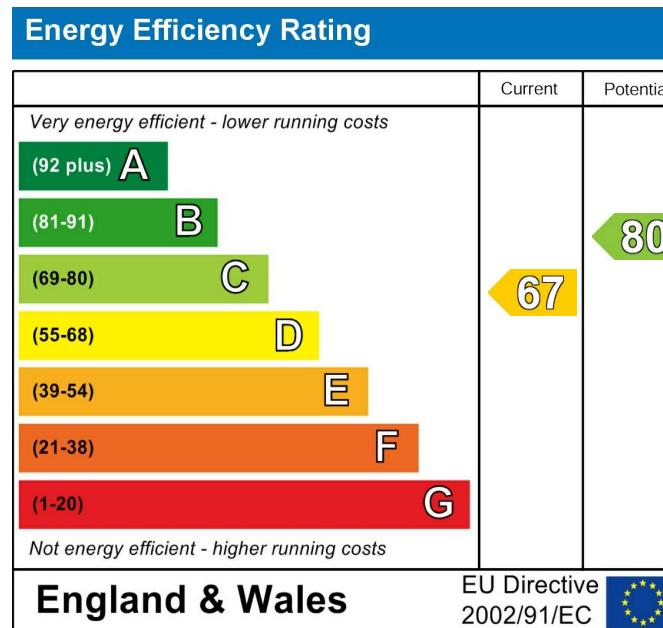
Double glazed window to front aspect. Laminate flooring and radiator.

**Front**

Mainly laid to lawn. Driveway parking for multiple vehicles.

**Rear**

Enclosed rear garden. Patio seating area. Shed and rear gated access.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



