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33 Birds Hill, Leighton Buzzard, Bedfordshire, LU7 0AQ

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## £625,000

- FOUR BEDROOM DETACHED FAMILY HOME
- HOME OFFICE
- ENCLOSED REAR GARDENS
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOAKROOM and UTILITY ROOM
- EN-SUITE TO MAIN BEDROOM
- DOUBLE LENGTH GARAGE and DRIVEWAY
- VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT

This beautifully presented four bedroom detached family home is nestled in the idyllic village of Heath and Reach, just a short distance from Rushmere Country Park.

The current owners have expertly remodelled and decorated the property, enhancing its appeal at every turn.

Upon entering, you are welcomed by a spacious entrance hall with a staircase leading to the first-floor landing. To the right, a bright and stylish lounge features a charming fireplace, creating a perfect space for relaxation. At the heart of the home is the open-plan kitchen/dining room, which boasts bi-folding doors opening to the rear garden. The kitchen is equipped with integrated appliances and a sleek Quartz worktop, offering a modern and sophisticated touch. The ground floor also includes a separate utility room, a convenient downstairs cloakroom, and a home office.

The first floor is home to four generously sized double bedrooms, including a master bedroom with an en-suite. A well-appointed three-piece bathroom completes this level.

Externally, the property benefits from an enclosed rear garden, predominantly laid to lawn with a patio seating area, ideal for outdoor entertaining. The driveway provides off-road parking for multiple vehicles and grants access to the double-length garage.

The property is located in the sought after village of Heath and Reach. 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.

GROUND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.

1ST FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1431 sq.ft. (133.0 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		
(69-80) C		
(55-68) D		
(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		









