

HUNTERS[®]

HERE TO GET *you* THERE



Evans Yard

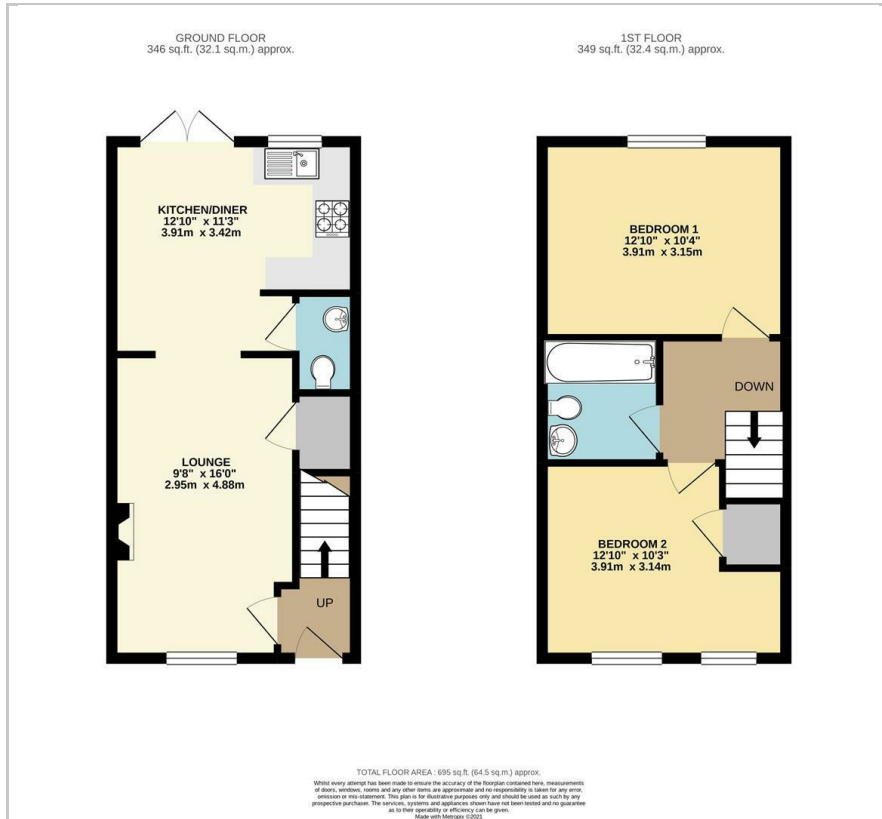
Heath and Reach, Leighton Buzzard, LU7 0EQ

£1,350 Per Month



Council Tax: C

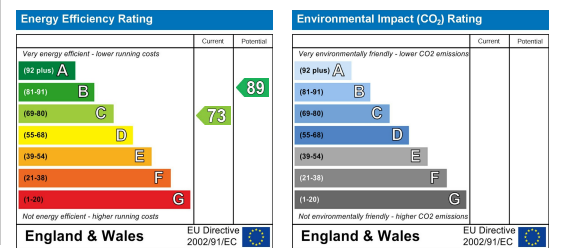
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Leighton Buzzard Lettings Office on 01525 300899 if you wish to arrange a viewing appointment for this property or require further information.

- TWO BEDROOM HOME
- LOUNGE
- KITCHEN/DINER
- CAR PORT PROVIDING TWO PARKING SPACES
- TWO DOUBLE BEDROOMS
- CLOAKROOM
- ENCLOSED REAR GARDEN
- SOUGHT AFTER HEATH AND REACH LOCATION

Please email in to arrange a viewing

Hunters are delighted to offer this well-maintained two double bedroom home, ideally situated in the highly sought-after village of Heath and Reach.

The accommodation is thoughtfully arranged and comprises an entrance hall, cloakroom, a bright and spacious lounge, and a modern kitchen/diner with ample space for both dining and entertaining. To the first floor are two generous double bedrooms and a contemporary family bathroom.

Externally, the property benefits from a private enclosed rear garden, along with a car port providing off-road parking for two vehicles, offering both convenience and practicality.

The location is a key highlight, with Rushmere Country Park just a short distance away—ideal for scenic walks and enjoying the surrounding lakes and woodland. The village itself offers a range of local amenities, including a convenience store and popular pubs, while more extensive shopping and leisure facilities can be found in nearby Leighton Buzzard and Woburn.

For commuters, the property is well positioned with easy access to the M1 motorway, and regular mainline rail services from Leighton Buzzard station to London Euston in approximately 30 minutes.

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. **THINKING OF SELLING?** 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.

11 Bridge Street, Leighton Buzzard, LU7 1AH

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MATERIAL INFORMATION

Tenure:
Lease Years Remaining:
Annual Ground Rent:
Review Period:
Review Increase:
Service Charge:
Shared Ownership:
Ownership Share: