

HUNTERS[®]

HERE TO GET *you* THERE



Evans Yard

Heath and Reach, Leighton Buzzard, LU7 0EQ

£1,350 Per Month



Council Tax: C

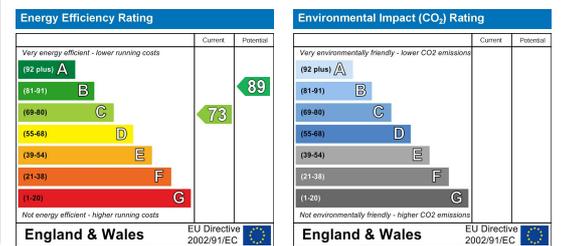
Floor Plan



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 present this well-maintained two double bedroom home located in the highly desirable village of Heath and Reach.

The accommodation comprises an entrance hall, cloakroom, a bright and spacious lounge, and a modern kitchen/diner with space for 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 and a car port providing off-road parking for two vehicles, offering both convenience and practicality.

Situated in the charming village of Heath and Reach, the property enjoys close proximity to Rushmere Country Park, perfect for scenic walks and lakeside views. A variety of local amenities are available within the village, including a convenience store and several popular pubs, while more extensive shopping and leisure facilities can be found in nearby Leighton Buzzard and Woburn.

The location is ideal for commuters, with easy access to the M1 motorway and regular 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

Tel: 01525 300899 Email: leightonbuzzardlettings@hunters.com <https://www.hunters.com>



MATERIAL INFORMATION

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