



Emu Close | Heath And Reach | Leighton Buzzard | LU7 0AT

Asking Price £435,000

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A beautifully presented four bedroom home that has been extensively refurbished and extended by the current owners. Situated in at the end of a popular cul-de-sac in the sought after village of Heath and Reach that offers lots of local amenities. The property has the benefit of a new kitchen, new bathroom and shower room. There is a large living area, two bedrooms are on the ground floor and two on the first floor. There is a large gravel driveway with parking for four cars and a landscaped split level garden with a big patio perfect for BBQ's and a raised lawn area ideal for the family which also has views towards Rushmere country park.

- Recently improved and extended throughout.
- Sought after Heath & Reach village location.
- Gravel driveway for four cars.
- Views over Rushmere Country Park.
- Good school catchments for all ages.
- High specification kitchen and bathrooms.
- Quiet cul-de-sac location.
- Elevated rear garden.
- Very spacious living room.
- Walking distance of village shops and a short drive to Leighton Buzzard.

INTRODUCTION

An impressive extended bungalow, with four bedrooms and two bathrooms across two floors. You have wonderful views over Rushmere Country Park from upstairs, a four car gravel driveway to the front and a two level garden to the rear.





IF THIS WAS YOUR HOME...

You'll have more than 900 square feet of freshly appointed living space to stretch out in. Stroll up your gravel driveway with parking for four cars and your front door's nicely elevated and set back from this peaceful village cul-de-sac.

Step inside and there are sleek, smoky grey tiles underfoot in your hallway, with handy incidental space for bags and coats on your right, and a cased radiator on the left. The smoky floor tiling flows on into your 100 square foot kitchen, with fresh and glossy white cabinets above and below timber work surfaces.

Lots of space for appliances, storage and preparation, while the pristine white colour scheme makes the most of the natural light flowing through your patio door.

Next door is the first of your twin bathrooms, a gleaming shower room with vintage geometric tiling underfoot and a chrome power shower cubicle, tiled from top to bottom in white metro tiles. A sleek white suite completes things.

Across the hall now for your especially generous, 210 square foot lounge. Bright and spacious for welcoming guests, you have oversized engineered hardwood chevrons underfoot. Natural light flows in through the double patio doors looking out to your secluded rear courtyard, and there's a working wood burner nestled in the slate-lined open hearth.

A bright and cosy space all year round.

At the other end of the hall you'll find both ground floor bedrooms. To the right is a sizeable single, a cosily carpeted fifty square foot. Across the way is bedroom two, a decent double room of 110 square feet, freshly finished and laid open to the understairs space, for extra storage or a home working nook.

Head up to the recently developed first floor for your remaining two bedrooms and your second bathroom.

Your principal bedroom's a large double of around 115 square foot, with floor to ceiling fitted wardrobes and ingenious use made of the under eaves space. Recessed spotlights glimmer overhead, and you have lovely elevated views over your rear courtyard and garden.

Bedroom four's another double, with its own under eaves storage nook and impressive rooftop views, with Rushmere Country Park on the horizon. Your second bathroom completes things, immaculately finished in smoky grey and pure white, with a timber panelled tub and classic white suite.

Your garden can be accessed via the side return, kitchen or lounge. Split across two levels, first is a broad immaculate courtyard, secluded by high timber fencing all around. It's a superb spot for barbecues and a lovely zero-maintenance suntrap during the summer months.

There's also a handy, secure all-weather storage unit.

Finally, head up some steps for your upper lawn. Raised to the same elevation as your top storey, you have lovely, widescreen views from here, clear across the village and all the way to Rushmere Country Park on the horizon.

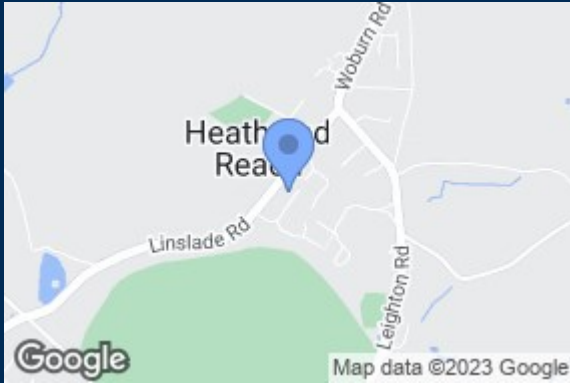
YOUR NEIGHBOURHOOD

Heath & Reach is a modest, historical village (St Leonard's Church dates back to the 1580s) on the outskirts of Leighton Buzzard. Nonetheless you're surrounded by peaceful turnings, allotments and natural greenery here.

Leighton Buzzard town centre is just a seven minute drive, with all the amenities and nightlife you'd expect from a large market town. From here regular fast trains will get you to London Euston in just thirty minutes.

The 'Outstanding' Heath & Reach primary school is just a couple of minutes from your front door, and you have a further seventeen 'Outstanding' or 'Good' primary and secondary choices all less than three miles away.

And of course the vast, curated greenery of Rushmere Country Park doesn't have to stay on the horizon. It's just a four minute drive or twenty minute walk to the Stockgrove entrance. Explore cycle routes and heathland trails, or just wander among the Green Flag award-winning natural space.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																																					
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