



Bakerswood Close | Heath And Reach | Leighton Buzzard | LU7 0BN

Offers In Excess Of  
£800,000



## Bakerswood Close | Heath And Reach

### Leighton Buzzard | LU7 0BN

An impressive four-bedroom detached home situated at the end of a quiet private road in Heath & Reach adjoining open countryside. A beautifully presented property with three large reception rooms, a recently fitted kitchen, and four generous bedrooms, including a luxurious principal suite with a dressing area and en-suite. With a stunning garden perfect for growing families, this home is not to be missed. There is also a double garage, a workshop/store room and gated driveway offering lots of private parking. With excellent transport links to London Euston, nearby countryside walks with Rushmere country park, three village pubs, good schools close by as well as a village shop.

- A rarely available four-bedroom detached home in the heart of Heath & Reach positioned at the end of a quiet private lane surrounded by fields.
- Master bedroom suite with dressing area and en-suite.
- Landscaped garden with thatched hut, fire pit, and pond.
- Versatile workshop/store room for hobbies or storage.
- Spacious dual aspect living room with French doors and a wood-burning stove.
- Three additional double bedrooms with built-in wardrobes.
- Double garage with direct garden access.
- Walking distance of village shop, pubs and Rushmere country park.









Approximate Gross Internal Area = 192.6 sq m / 2,073 sq ft  
 Double Garage = 24.7 sq m / 309 sq ft  
 Total = 217.3 sq m / 2,382 sq ft



**Ground Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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| Energy Efficiency Rating   |           | Environmental Impact (CO <sub>2</sub> ) Rating  |           |
|--|-----------|---|-----------|
| Current  | Potential | Current   | Potential |
| Very energy efficient - lower running costs<br>(92-100) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(82 plus) <b>A</b><br>(61-81) <b>B</b><br>(49-60) <b>C</b><br>(35-48) <b>D</b><br>(29-34) <b>E</b><br>(21-28) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|  | 74 82     |   |           |
| England & Wales EU Directive 2002/91/EC  |           | England & Wales EU Directive 2002/91/EC   |           |

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