



Sylvester Street

Heath and Reach, Leighton Buzzard, LU7 0AH

£2,000 PCM



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**WATSONS**  
LETTING SINCE 1961

## Sylvester Street

Heath and Reach, Leighton Buzzard,  
LU7 0AH

Watsons are delighted to offer for let this rarely available three / four bedroom detached property at the end of a quiet cul-de-sac within the highly sought after village of Heath and Reach. The property is presented in good condition, and the accommodation comprises: Entrance porch, entrance hallway, cloakroom / WC, kitchen with granite work surfaces and appliances, lounge with feature fireplace, dining room, conservatory, stairs to first floor, fitted wardrobes and en-suite shower rooms to bedrooms one and two, bedroom three with fitted wardrobe units, bedroom four / study with built-in office furniture, family bathroom, well tended enclosed rear garden, single garage with electrically operated door, and gated driveway providing driveway parking. The property is offered Unfurnished, and is available end of June.

### Entrance Porch

### Entrance Hallway

### Cloakroom / WC

### Kitchen

17'8 x 8'3 (5.38m x 2.51m)

### Lounge

16'9 x 11'7 (5.11m x 3.53m)

### Dining Room

9'11 x 9'9 (3.02m x 2.97m)

### Conservatory

8'11 x 8'6 (2.72m x 2.59m)

### Stairs to First Floor

### Bedroom One

12'8 x 9'9 (3.86m x 2.97m)





**En-Suite Shower Room**

**Bedroom Two**  
12'1 x 6'7 (3.68m x 2.01m)

**En-Suite Shower Room**

**Bedroom Three**  
9'11 x 8'0 (3.02m x 2.44m)

**Bedroom Four / Study**  
8'6 x 7'8 (2.59m x 2.34m)

**Family Bathroom**

**Rear Garden**

**Garage**  
17'8 x 8'8 (5.38m x 2.64m)

**Driveway**



Measurements and floor plans are approximate and for guidance only. Any prospective Tenant should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property.

## Floor Plan



Total Area: 1562 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Watsons Lettings Office on 01525 378309 if you wish to arrange a viewing appointment for this property or require further information.

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