



22 Sylvester Street

Heath and Reach, Leighton Buzzard, LU7 0AH

£2,000 PCM



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WATSONS

LETTING SINCE 1961

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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.