



HUNTERS[®]
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3 The Blackbirds Watling Street, Hockliffe, Leighton Buzzard,
LU7 9LY

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Guide Price £335,000

- FOUR BEDROOM TOWNHOUSE
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- DOWNSTAIRS CLOAKROOM
- VILLAGE LOCATION
- TWO BATHROOMS
- LANDSCAPED REAR GARDEN
- WELL PRESENTED
- INTERACTIVE VIRTUAL TOUR
- TWO PARKING SPACES

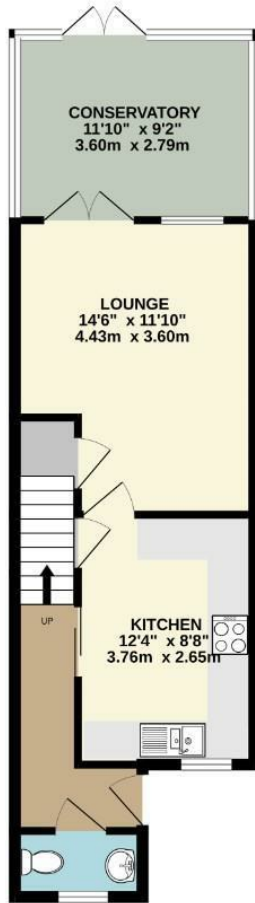
Hunters are pleased to market this well presented four double bedroom townhouse, located in the heart of Hockliffe village.

The property comprises; entrance hall, cloakroom, kitchen/diner, generous sized lounge and conservatory. Upstairs there are four bedrooms and two family bathrooms. Outside there is a fully enclosed landscaped rear garden with gated access to rear parking spaces. This property also feature ceiling heating and underfloor heating on the ground floor.

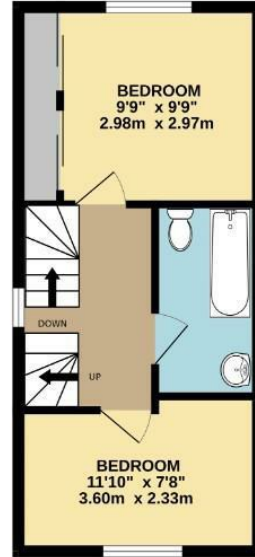
Hockliffe has become a popular village in recent times and offers transport links via the A5 and junctions 11a and 12 of the M1, plus the train station in Leighton Buzzard.

Hunters Leighton Buzzard 11 Bridge Street, Leighton Buzzard, LU7 1AH | 01525 300899
leightonbuzzard@hunters.com | www.hunters.com

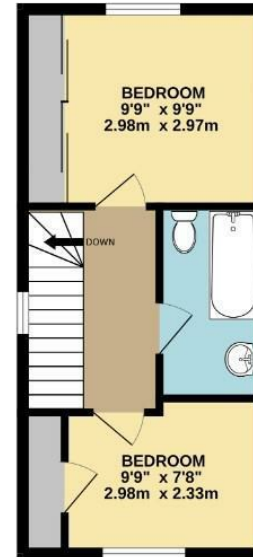
GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.

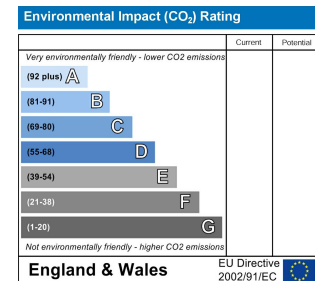
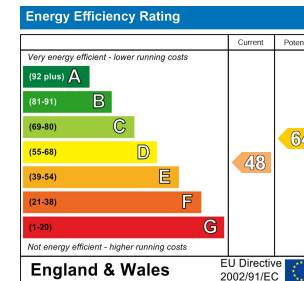


2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 52024



Entrance Hall

Entry via a composite door. Engineered wood effect flooring and stairs rising to the first floor landing.

Cloakroom

Double glazed window to front aspect. Two piece suite comprising; W/C and wash hand basin. Tiled flooring.

Lounge

Double glazed window to rear aspect. Fitted carpet with underfloor heating. Storage cupboard.

Conservatory

Dual aspect double glazed windows and double glazed French doors opening to the rear garden. Engineered wood effect flooring.

Kitchen

Double glazed window to front aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Electric hob with an extractor over. Double electric oven. Plumbing for a washing machine and dishwasher. Space for fridge/freezer. Engineered wood effect flooring with underfloor heating.

First Floor Landing

Double glazed window to side aspect. Fitted carpet and access to the loft. Stairs rising to the second floor landing.

Bedroom One

Double glazed window to rear aspect. Fitted carpet and built-in wardrobe.

Bedroom Two

Double glazed window to front aspect. Fitted carpet and built-in wardrobe.

Bathroom

Three piece suite comprising; bathtub with mix taps and shower over, W/C and wash hand basin. Tiled flooring.

Second Floor Landing

Double glazed window to side aspect. Fitted carpet and access to the loft.

Bedroom Three

Double glazed window to rear aspect. Fitted carpet and built-in wardrobe.

Bedroom Four

Double glazed window to front aspect. Fitted carpet and built-in wardrobe.

Bathroom

Three piece suite comprising; bathtub with mix taps and shower over, W/C and wash hand basin. Tiled flooring.

Front

Pathway leading to the front door. External water tap.


Rear

North East facing landscaped rear garden. Decking seating area and astroturf. Mature flower beds.

Parking

Two allocated parking spaces.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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.







