



Watling Street, Leighton Buzzard

LU7 9LY

£325,000



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HUNTERS[®]

HERE TO GET *you* THERE

Watling Street, Leighton Buzzard

DESCRIPTION

Hunters are pleased to market this three bedroom townhouse, located in the heart of Hockliffe village and offered with NO ONWARD CHAIN.

The property comprises; entrance hall, cloakroom, kitchen, lounge/diner, three bedrooms with en-suite to main bedroom and family bathroom. Outside there is a fully enclosed rear garden with gated access to rear with parking.

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.



ROOMS

Entrance Hall

Entrance via wooden part glazed door. Fitted carpet. Storage cupboard. Stairs rising to first floor.

Cloakroom

White two piece suite comprising; Hand wash basin. W.C. Double glazed window to side aspect. Fitted carpet.

Kitchen

A range of wall and base units with worktop over. Integrated oven with electric hob and extractor over. Tiled splash back. Space and plumbing for washing machine and dishwasher, space for free standing fridge/freezer. Double glazed window to front aspect. Tiled flooring.

Living Room

Fitted carpet. Storage cupboard. Wooden double glazed patio doors to rear garden. Double glazed window to rear aspect.

First Floor Landing

Fitted carpet.

Bedroom Two

Fitted carpet. Double glazed window to rear aspect.

Bedroom Three

Fitted carpet. Double glazed windows to front aspect.

Family Bathroom

White three piece suite comprising; Panelled Bath. Hand wash basin. W.C. Part tiled walls and tiled flooring. Extractor fan. Shaver point.

Second Floor Landing

Fitted carpet.

Master Bedroom

Fitted carpet. Double glazed window to front aspect. Velux window. Door to en suite.

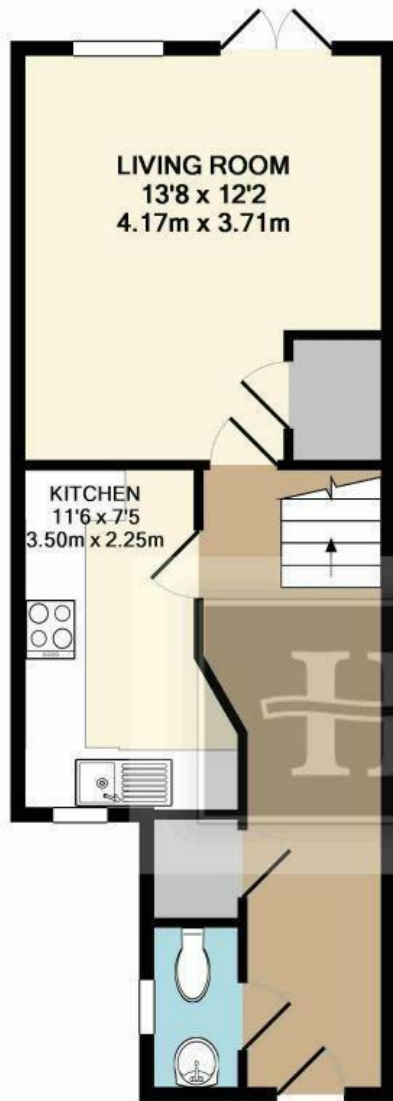
En-suite

White three piece suite comprising; Corner shower unit. Hand wash basin. W.C. Storage cupboard. Airing cupboard. Velux window. Part tiled walls and tiled flooring. Shaver point. Extractor fan.

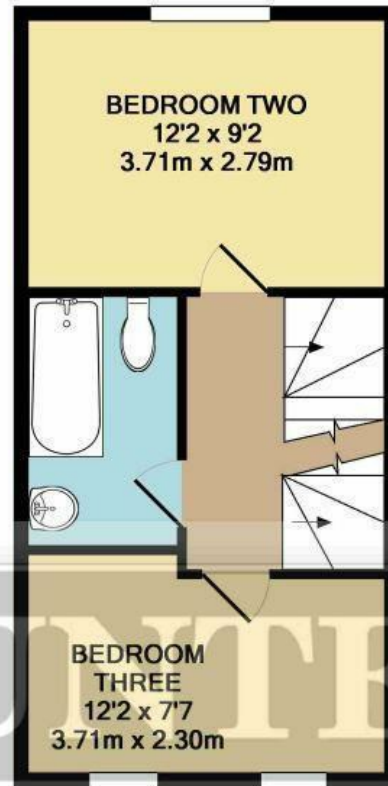
Rear Garden

Paved Patio area, decking area. Fully enclosed. Gated rear access to parking. Outside lighting and power socket.





GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)



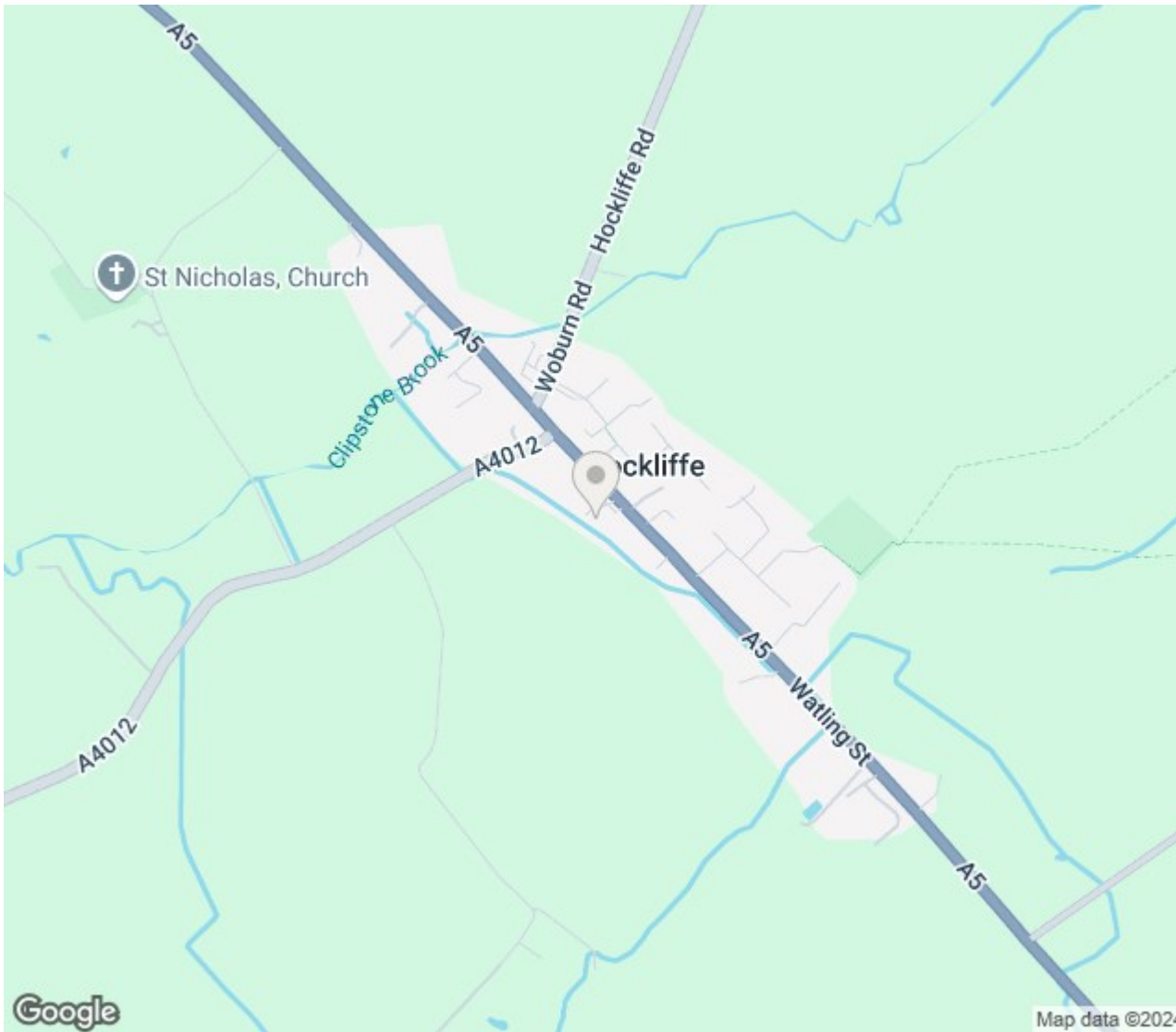
1ST FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 286 SQ.FT.
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 972 SQ.FT. (90.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

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.

