



Watling Street, Hockliffe
LU7 9LZ

**Offers In Excess Of
£550,000**

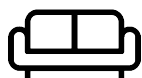
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Watling Street, Hockliffe

DESCRIPTION

Located within the village of Hockliffe is this spacious and characterful five-bedroom detached family home, originally two cottages dating back over 300 years offers a wealth of charm and original features.

This wonderful property comprises; an entrance porch, dining room with feature fireplaces, well-appointed kitchen, three reception rooms, study, utility room and downstairs shower room. The downstairs accommodation offers scope to add an annexe or run a business from home.

Upstairs there are five generously sized bedrooms, with an en-suite and walk in wardrobe to the main bedroom, en-suite to the guest bedroom and a further family bathroom to serve the remaining three bedrooms.

To the rear is an enclosed garden with a patio seating area ideal for entertaining, double garage, and driveway parking for several vehicles.

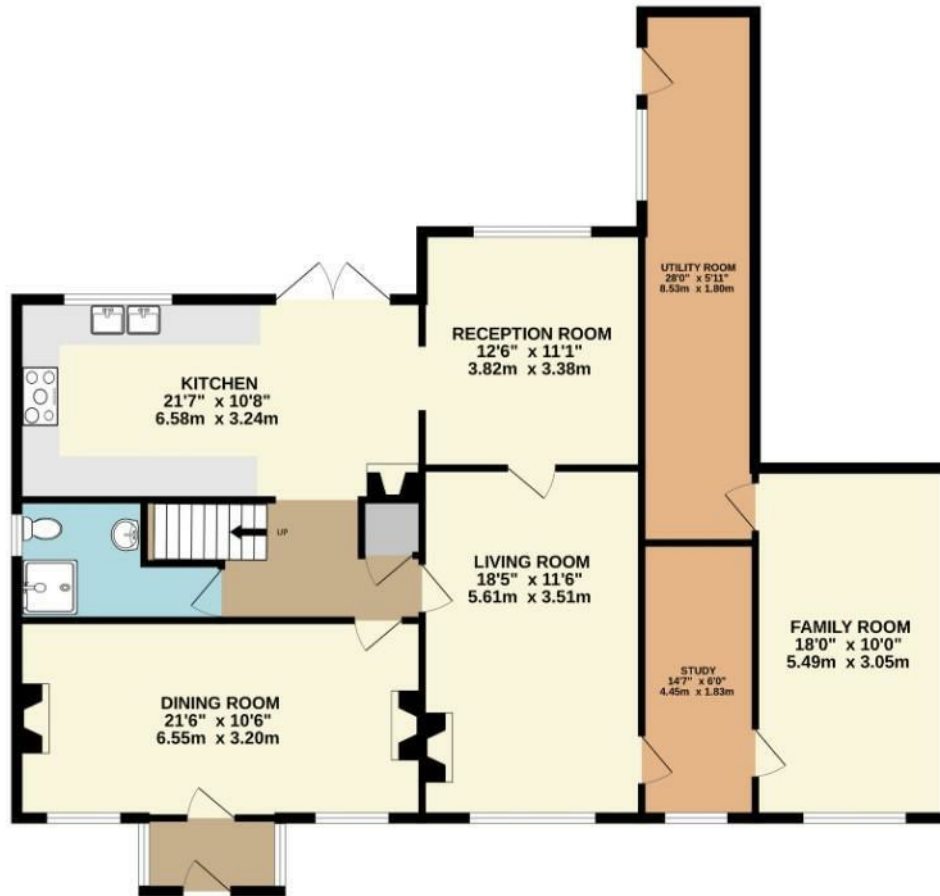
The property further benefits from the current owners upgrading to a Viessman air source heat pump, whilst also having a new heating system, re-plumb and new radiators throughout. A viewing is highly recommended to truly appreciate all that this family home has to offer.

Hockliffe is a popular village located on the edge of Leighton Buzzard and offers superb access to a wealth of transport links. Junction 11a of the M1 is just a short drive via the A5, whilst train stations aren't much further for those who commute. Elsewhere within the village, there is a local post office, a pub, and a village school

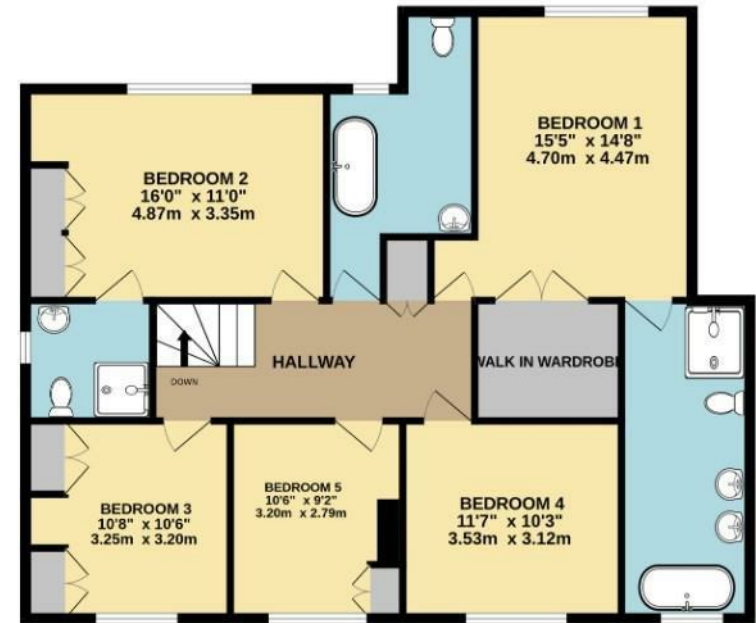




GROUND FLOOR



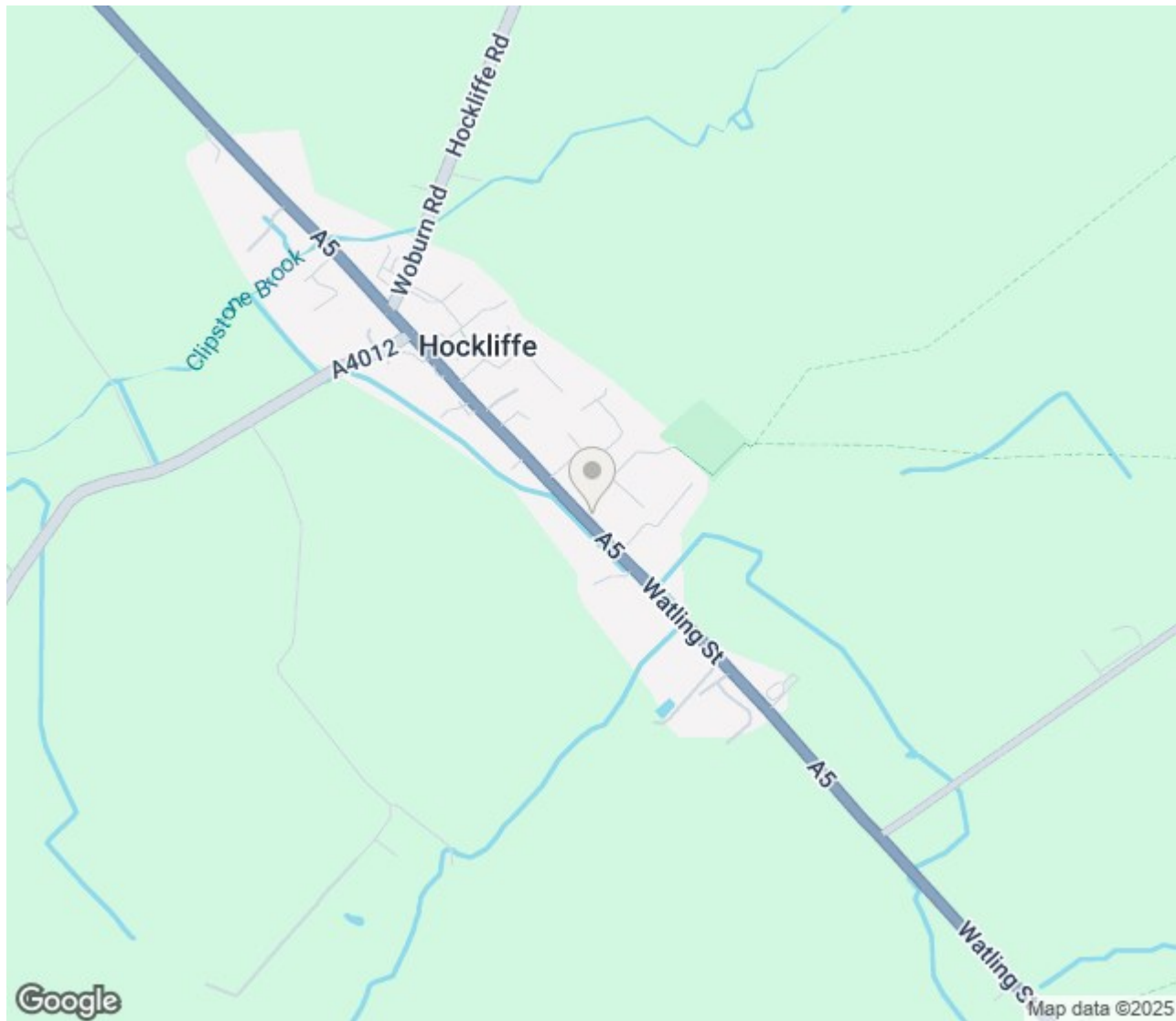
1ST FLOOR



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.

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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.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

