



Clifford Close, Hockliffe, Leighton Buzzard
LU7 9RQ

Guide Price £350,000



Clifford Close, Hockliffe

DESCRIPTION

This well presented three bedroom link-detached home, nestled in the charming village of Hockliffe. Situated at the end of a peaceful cul-de-sac, Clifford Close is a true gem waiting to be discovered.

In brief this property comprises; entrance hall, cloakroom, lounge and kitchen/dining room. Upstairs there are three bedrooms with an en-suite to the main bedroom and family bathroom.

Externally this property benefits from an enclosed rear garden with gated access. Off road parking for multiple vehicles to the rear of the property.

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



ROOMS

Entrance Hall
Entry via a composite door. Wood effect flooring and stairs rising to the first floor landing.

Cloakroom
Double glazed window to side aspect. Two piece suite comprising; W/C and wash hand basin. Wood effect flooring and radiator.

Lounge
Double glazed window to front aspect. Wood effect flooring and radiator.

Kitchen/Dining Room
Double glazed window to rear aspect. Double glazed French doors opening to the rear garden. A range of floor and wall mounted units with a worktop over. Four ring gas hob with an extractor over. 1 ½ bowl stainless steel sink and drainer. Space for a fridge-freezer and plumbing for a washing machine. Storage cupboard. Wood effect flooring and radiator.

First Floor Landing
Fitted carpet. Storage cupboard and access to the loft.

Main Bedroom
Double glazed window to front aspect. Fitted carpet and radiator. Built-in wardrobe.

En-Suite
Double glazed window to front aspect. Three piece bathroom suite comprising; walk-in shower, W/C and wash hand basin.

Bedroom Two
Double glazed window to rear aspect. Fitted carpet and radiator.

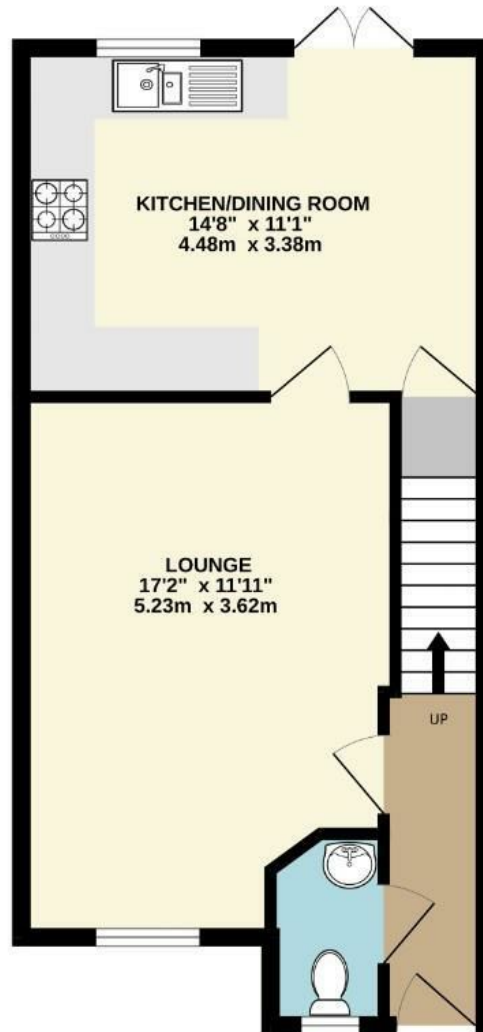
Bedroom Three
Double glazed window to rear aspect. Fitted carpet and radiator.

Bathroom
Three piece bathroom suite comprising; bathtub, W/C and wash hand basin.

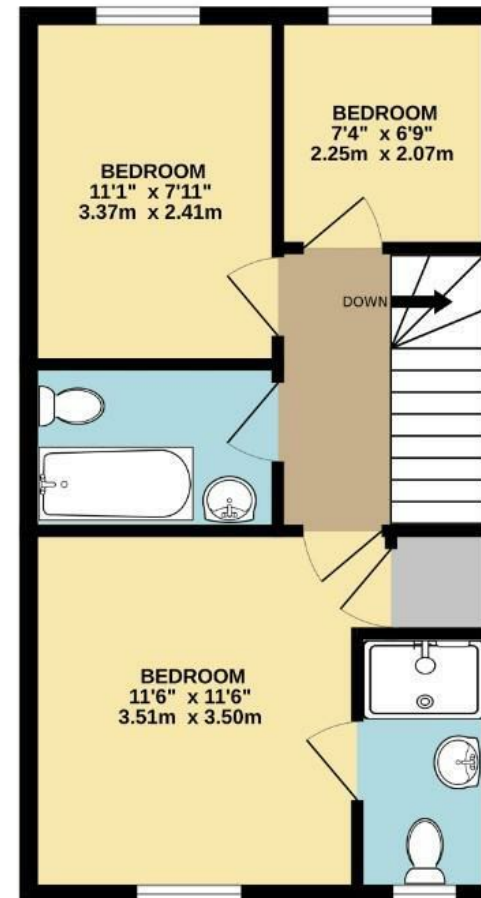
External
Enclosed rear garden. Astroturf with a patio seating area. Gated access to the off road parking.



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



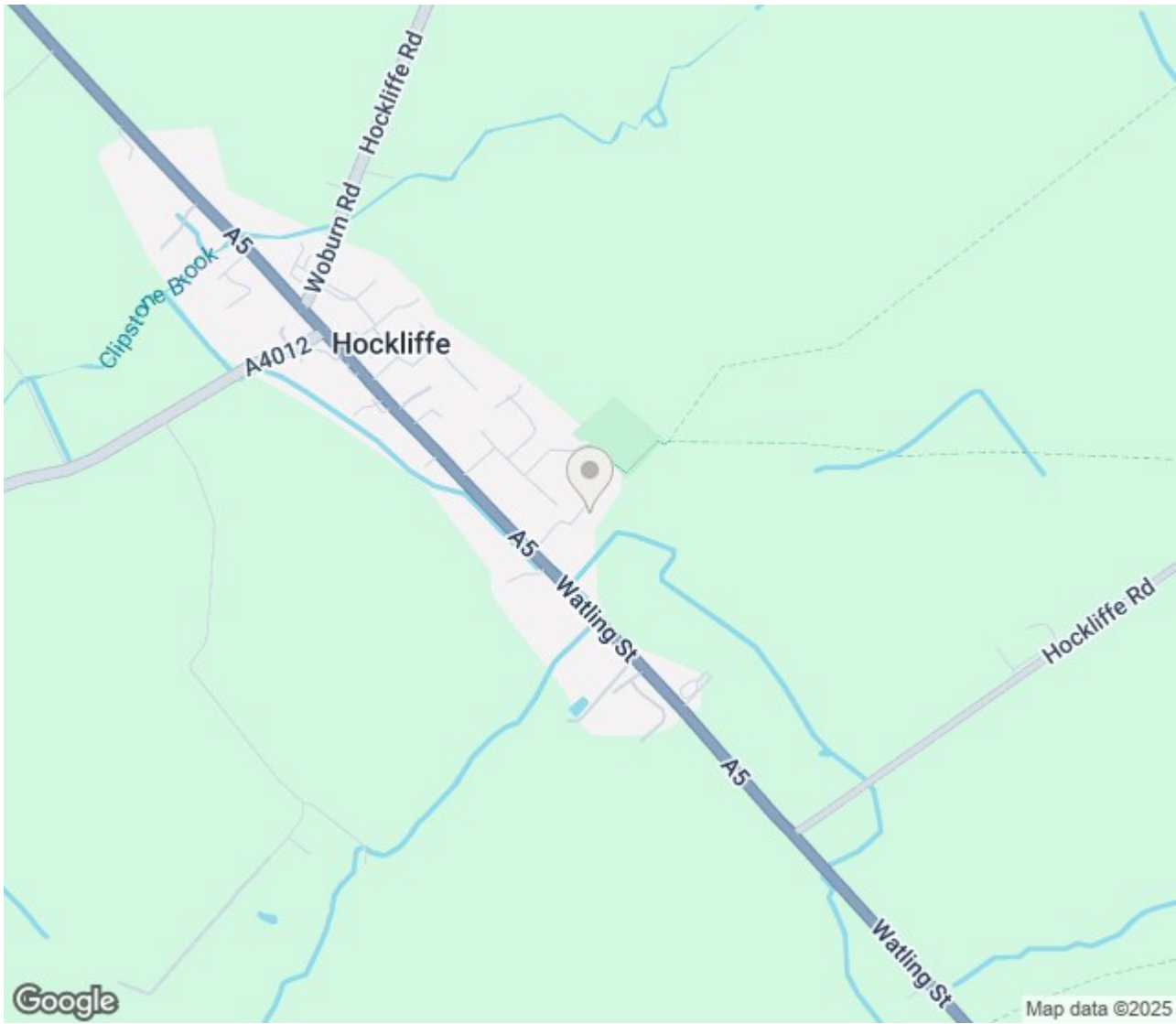
1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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.
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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		80
(69-80) C	65	
(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 	

