



**Woburn Road, Hockliffe**

LU7 9LL

**£229,995**



**HUNTERS®**  
HERE TO GET *you* THERE

# Woburn Road, Hockliffe, Leighton Buzzard

## DESCRIPTION

Nestled in the charming village of Hockliffe, this delightful one-bedroom bungalow on Woburn Road presents an excellent opportunity for those seeking a tranquil lifestyle. Recently refurbished throughout, the property boasts a fresh and modern interior.

The bungalow features an inviting entrance hall, comfortable reception room, kitchen with an integrated fridge, oven and washing machine included. The kitchen also features a breakfast bar. There is a double bedroom and well-appointed shower room. The property also has a fully boarded loft with ladder and lighting.

One of the standout features of this property is the enclosed rear garden, providing a private outdoor. Additionally, ample parking is available, ensuring convenience for both residents and visitors.

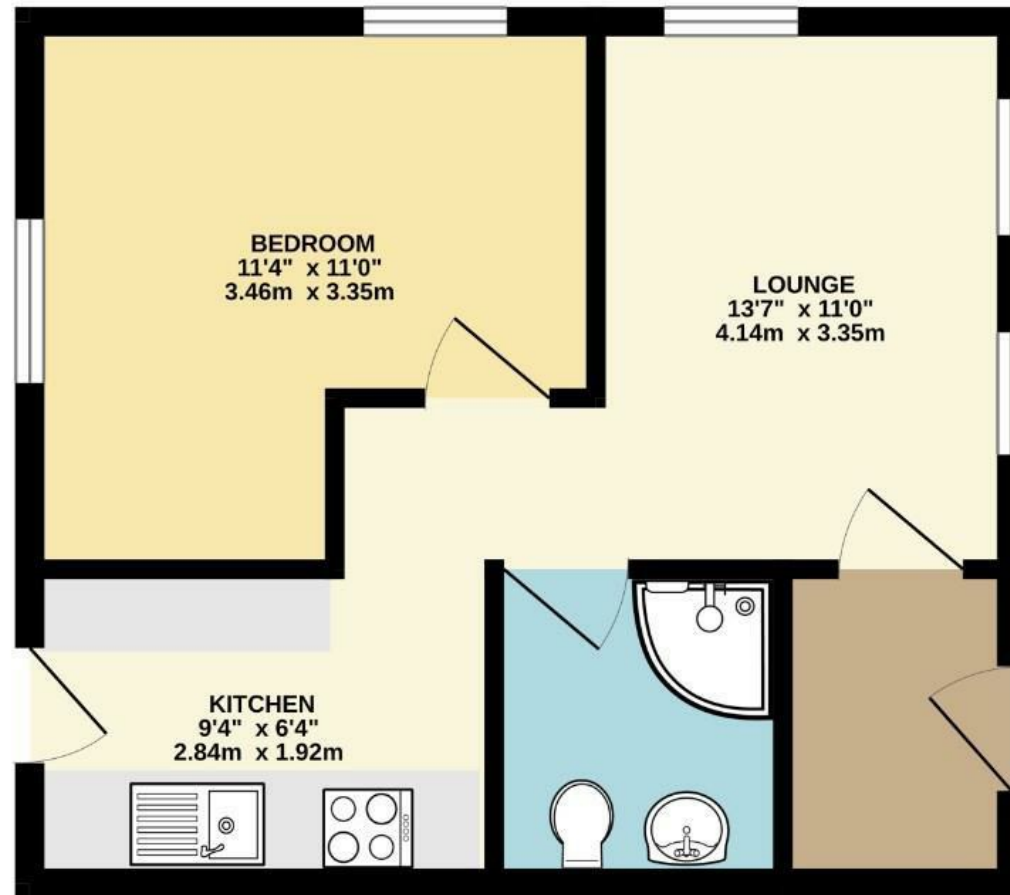
With no onward chain, this bungalow is ready for you to move in and start enjoying all that Hockliffe has to offer. The village is known for its friendly community and picturesque surroundings, making it an ideal location for those looking to settle in a serene environment.

This property is perfect for first-time buyers, downsizers, or anyone seeking a low-maintenance home in a desirable area. Don't miss the chance to make this lovely bungalow your own.



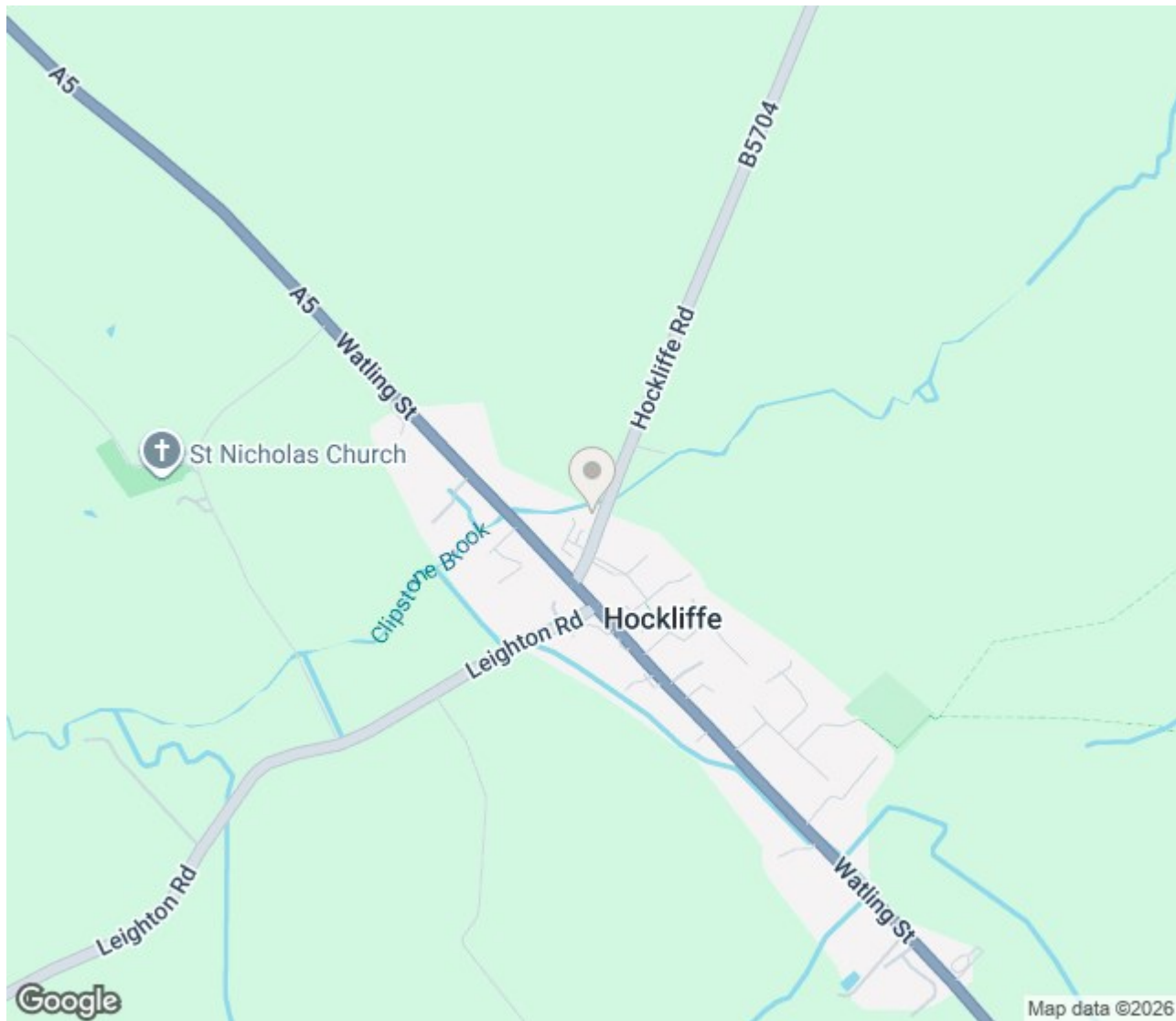


GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 340 sq.ft. (31.6 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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### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	