



Hockliffe Road, Leighton Buzzard
LU7 3FN

Offers In Excess Of
£££££



Hockliffe Road, Leighton Buzzard

DESCRIPTION

Located on Hockliffe Road in the charming town of Leighton Buzzard, this delightful mid-terrace house offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for first time buyers or those seeking extra space.

As you enter, the entrance hall takes you through into the dining room, which provides an excellent space for entertaining guests or enjoying family meals. Adjoining is a cosy lounge featuring a lovely fireplace, creating a warm and inviting atmosphere. The property has been extended to include a spacious kitchen/breakfast room.

Upstairs there are three generously sized bedrooms with the main bedroom featuring a bay window and a family bathroom off the landing.

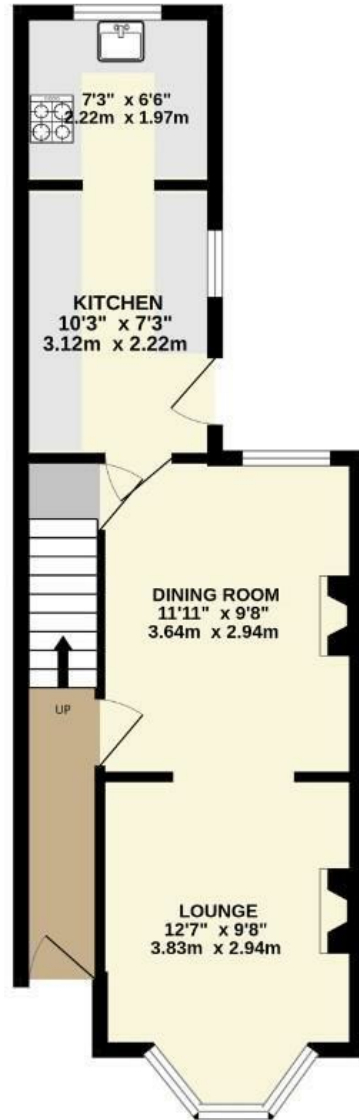
Outside there is a paved courtyard garden, from there is a mature south facing garden which is mainly laid to lawn.

Located within easy reach of Leighton Buzzard Town Centre, the property enjoys excellent transport connections. The mainline railway station is just a short distance away, providing direct links to London Euston in under 35 minutes, while local shops, supermarkets, and amenities are all within walking distance.

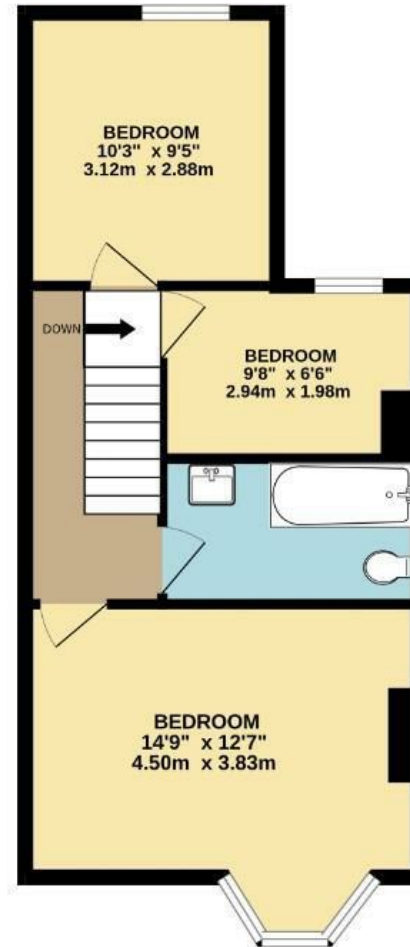




GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



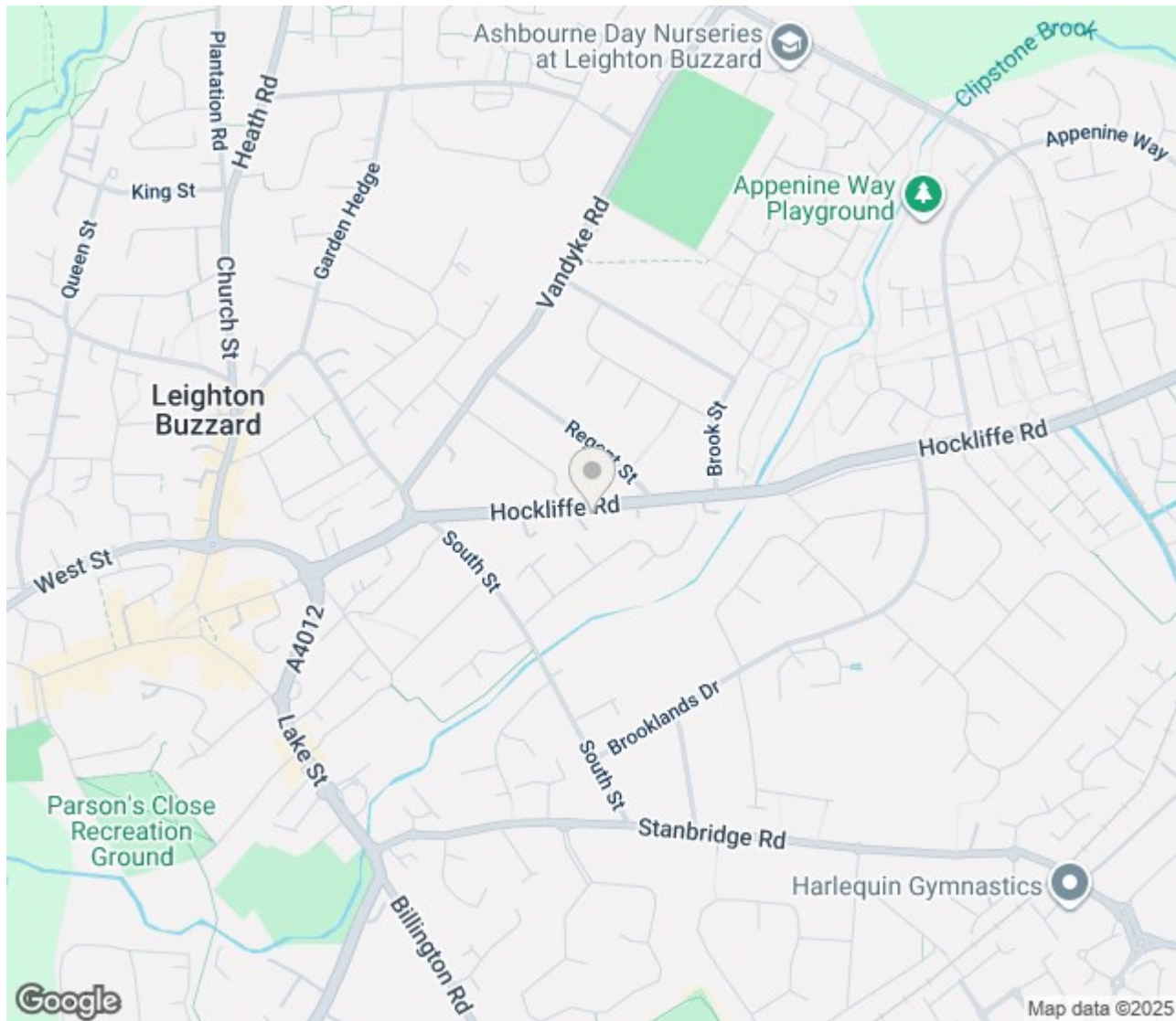
1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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