



DG
Property
Consultants
Estd. 2000



19 Hockliffe Road, Tebworth, Leighton Buzzard, Bedfordshire LU7 9QA
Asking Price £699,995

Situated in the village of Tebworth, this rarely available 4-bedroom detached house is a true gem waiting to be discovered. Accommodation comprise: A combined lounge/dining room, study, kitchen, ground floor cloakroom. Upstairs 4 bedrooms and family bathroom completing the first floor. Outside, the property boasts frontage with ample off road parking, the rear gardens reaches 90ft in length providing comfortable outdoor space and a single garage. Potential to extend STPP and offered with no upper chain.

Within easy access to local amenities, sought-after schools, and access to the A5, M1 & mainline train station making this home ideal for a commuter. Don't miss out on the opportunity to make this detached property your own and experience the best of village living in Tebworth.

Call to arrange your viewing 01582-580500



2 High Street, Toddington,
Bedfordshire, LU5 6BY
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Ground Floor Accommodation

Storm Porch

Open storm porch leading to the entrance.

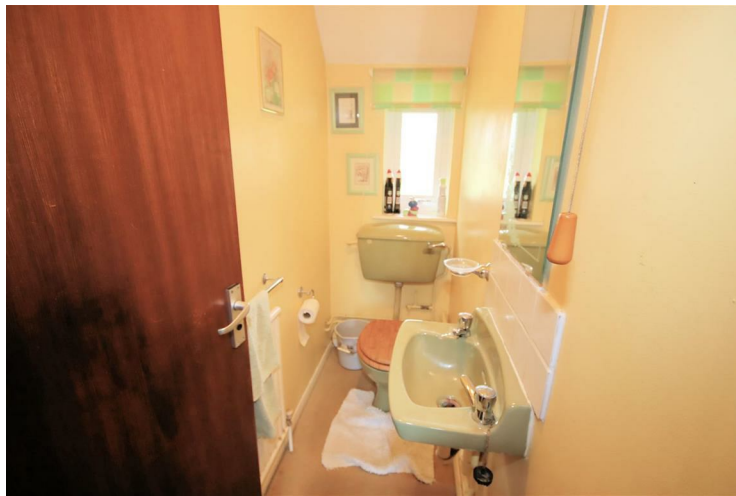
Property Name



Entrance Hall

double glazed composite entrance door, double radiator, fitted carpet, double power point(s), textured ceiling, doors to all ground floor rooms.

Cloakroom



Replacement uPVC double glazed window to rear, two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, fitted carpet, textured ceiling.

Lounge/Dining Room

19'6" x 11'6" (5.94m x 3.50m)



Replacement uPVC double glazed box window to front, replacement uPVC double glazed window to rear incorporating uPVC double glazed French double doors to rear to garden, two double radiators, fitted carpet, double power point(s), coving to textured ceiling, open fire set in feature brick built surround, stairs to first floor landing.

View of Lounge/Diner



Kitchen

8'6" x 10'0" (2.59m x 3.04m)



A matching range of base and eye level units with worktop space

over, stainless steel sink unit with double drainer and taps, tiled splashbacks, plumbing and space for a automatic washing machine, space for fridge and cooker, electric point for cooker, replacement uPVC double glazed window to front, vinyl flooring, double power point(s), textured ceiling, floor mounted oil boiler serving heating system and domestic hot water with heating timer control, uPVC double door to side.

View of Kitchen



Study

10'6" x 8'6" (3.20m x 2.59m)



Replacement uPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), textured ceiling.

First Floor Accommodation

Landing

Replacement uPVC double glazed window to rear, fitted carpet, power point(s), access to loft.

Bedroom 1

10'6" x 11'6" (3.19m x 3.51m)



Replacement uPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), coving to textured ceiling.

Bedroom 2

8'6" x 10'6" (2.60m x 3.21m)



Replacement uPVC double glazed window to front, single radiator, fitted carpet, double power point(s), textured ceiling.

Bedroom 3

10'6" x 8'6" (3.19m x 2.59m)



Replacement uPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), textured ceiling.

Bedroom 4

8'6" x 8'6" (2.60m x 2.59m)



Replacement uPVC double glazed window to front, single radiator, fitted carpet, double power point(s), textured ceiling.

Family Bathroom



Three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, replacement uPVC double glazed window to front, single radiator, fitted carpet, textured ceiling.

Outside of the property

Front Garden & Drive



Front boundary wall & hedge, drive leading to the front of the property with off road parking for 4 vehicles, laid to lawn, side access to the rear garden via side passage.

Rear Garden



Approximately 90ft in length, mainly laid to lawn with a mature hedge and shrubs, side access to the front and access to the garage.

View of Rear Garden



View of Rear Garden

Single Garage

Attached brick built single garage with rear personal door to the rear garden, power and light connected, Up and over door.

Council Tax Band

Council Tax Band : F

Charge Per Year : £3351.74

MISDESCRIPTIONS ACT - Sales

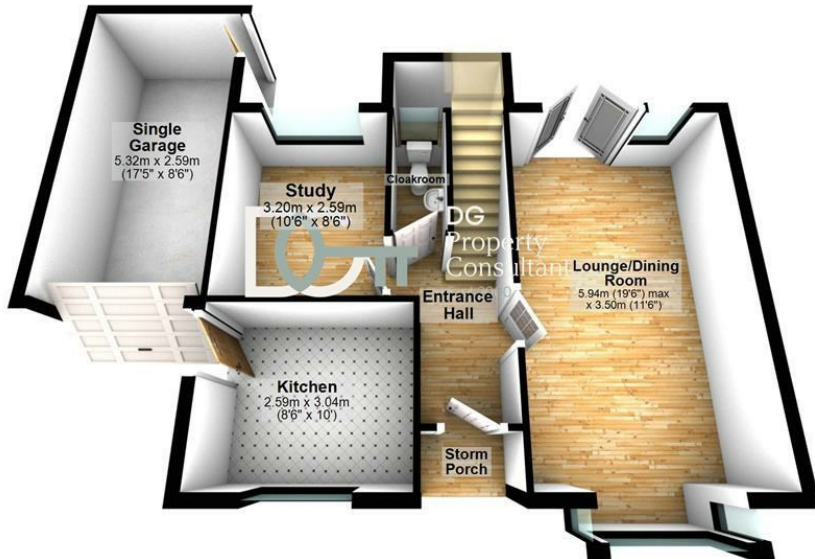
Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

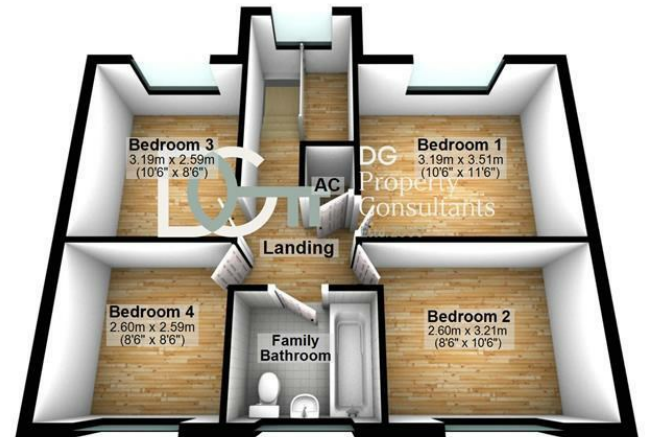
1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

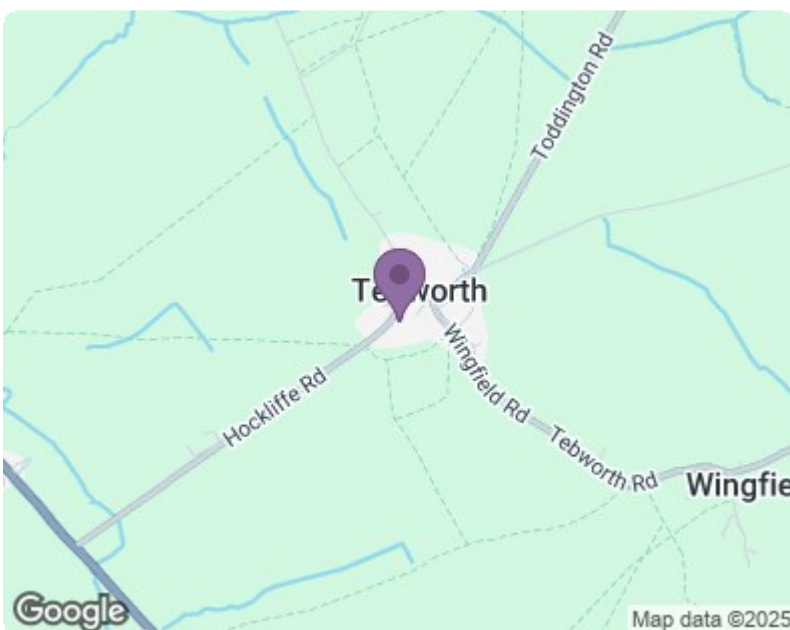
Ground Floor



First Floor



Total area: approx. 113.0 sq. metres (1216.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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