



Connells

Riversdale Watling Street
Hockliffe Leighton Buzzard

Riversdale Watling Street Hockliffe Leighton Buzzard LU7 9LR

for sale
£469,995



Property Description

This beautifully presented three bedroom period property seamlessly blends character features with modern living, offering spacious and versatile accommodation throughout.

The heart of the home is the stunning refitted and extended kitchen/dining room, designed for both everyday family life and entertaining, with direct access to the garden via bi-fold doors. Two elegant reception rooms provide further flexibility - ideal for formal dining, a cosy lounge, or a home office. A practical utility room completes the ground floor.

Upstairs, there are three well-proportioned bedrooms a stylish family bathroom and separate shower room, all finished to a high standard.

Externally, the property boasts a generous rear garden of approximately 100ft, providing plenty of space for outdoor living, along with the rare benefit of off-road parking.

Immaculate throughout and thoughtfully upgraded, this period home combines charm, space, and modern convenience in equal

measure.

Early viewing is highly recommended.

Entrance Hall

Door to front. Under stairs storage. Period Tiled flooring.

Cloakroom

Wash hand basin. WC. Extractor fan. Chrome radiator. Wood laminate flooring.

Study

12' 10" max x 10' 11" (3.91m max x 3.33m)

Double glazed sash window. Telephone point. Solid pine wood flooring. Feature Mantle and tiled hearth. Picture rail.

Lounge

12' 2" max x 11' 11" (3.71m max x 3.63m)

Double glazed sash window. Log burning stove. Radiator. Tel point. Carpeted flooring.

Kitchen

17' 10" x 15' 9" (5.44m x 4.80m)

Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. 1 1/2 bowl stainless steel sink and drainer. Neff Integrated appliances include a Induction hob cooker hood, microwave, oven with slide and hide door, dishwasher and fridge freezer. Dual fuel burning stove. Double glazed oak bi-fold doors to garden. Wood Laminate flooring.

Utility Room

10' 11" x 7' 4" plus door recess (3.33m x 2.24m plus door recess)

Composite door to rear garden. Fitted wall and base units with work surfaces over. Stainless steel sink and drainer. Plumbing for washing machine. Central heating boiler. Tiled flooring

Landing

Double glazed window. Carpeted flooring.

Bedroom One

13' 2" max x 10' 11" (4.01m max x 3.33m)

Double glazed sash window. Radiator. Carpeted flooring. Period feature fireplace.

Bedroom Two

12' 11" max x 10' 11" (3.94m max x 3.33m)

Double glazed sash window. Radiator. Carpeted flooring. Period feature fireplace.

Bedroom Three

13' 9" max x 10' 11" (4.19m max x 3.33m)

Double glazed sash window. Radiator. Carpeted flooring.

Bathroom

Double glazed sash window. Storage cupboard. Free standing bath. Chrome heated towel rail radiator. WC. Wash hand basin. Wood effect laminate flooring.

Shower Room

Double shower cubicle with electric shower. Tiled to wet area. Wood laminate flooring. Chrome towel rail rad.

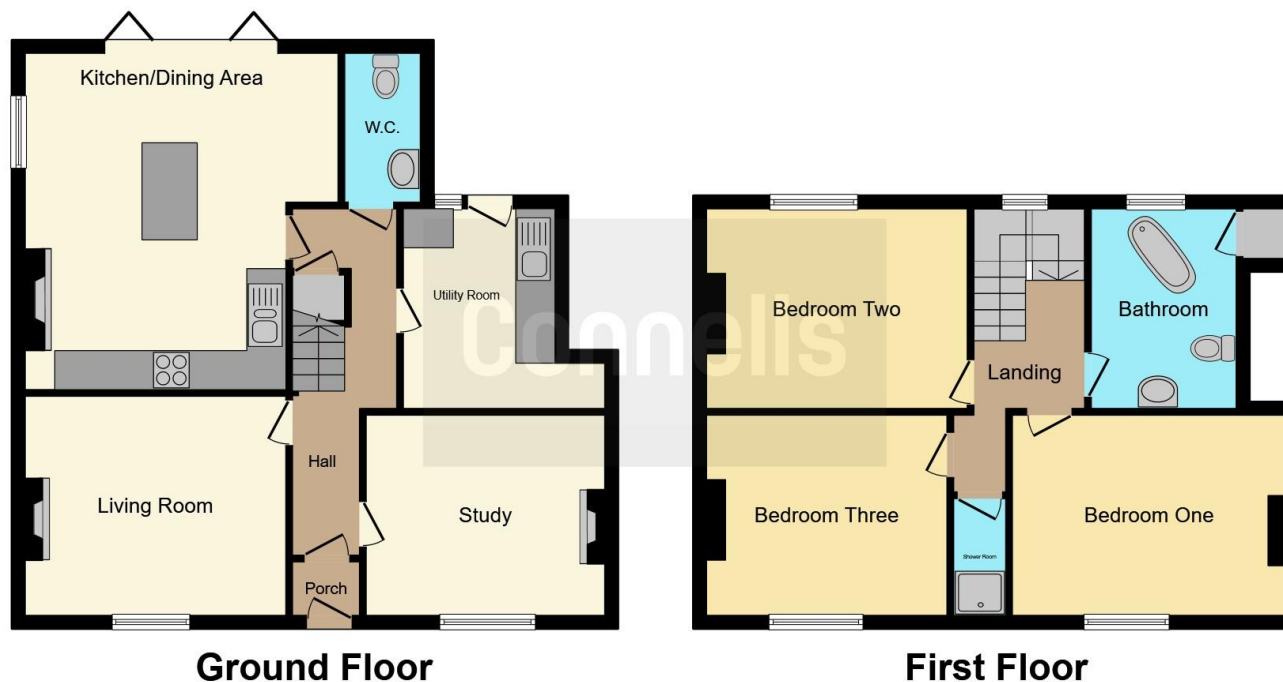
Rear Garden

Double gated entrance to side, with block paved drive leading to shingle parking for up to three vehicles. The rear garden has recently been landscaped for outdoors entertaining to provide a patio, perfect for a dining table and seating area surrounded by flower beds. To the rear there is a log store and shed. Plumbing for a hosepipe.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: E

Tenure: Freehold

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