



**Hockliffe Road, Leighton Buzzard, LU7 3FF**

**welcome to**

## **Hockliffe Road, Leighton Buzzard**

Large Edwardian style FOUR bedroom home offering a perfect balance of INDOOR and OUTDOOR living. Lots of PERIOD features, large rooms and potential to extend (STPP) and improve further. GARAGE suitable for storage and a small car. Walkable to local SCHOOLING, town centre and mainline STATION.

### **Porchway**

Steps leading to storm porch and front door. Edwardian style mosaic tiling.

### **Entrance Hall**

Front door with stain glass window in panelling and two either side. Stairs to the first floor, under-stairs storage cupboard, oak flooring and radiator.

### **Cloakroom**

Fuse box and electric meter and double glazed obscured window to the side. Could be used as a cloakroom.

### **Lounge**

12' 11" x 10' 11" excluding bay ( 3.94m x 3.33m excluding bay )  
Open fireplace with tiled surround and hearth, picture rail, two radiators and a large double glazed 'bay' window to the front.

### **Dining Room**

13' 11" x 10' 11" ( 4.24m x 3.33m )  
Open fire place with tiled surround and hearth, picture rail, shelving in a arched alcove and radiator. Double glazed windows to the rear and double glazed Patio door leading out to the garden.

### **Kitchen / Diner**

13' 9" x 8' 10" ( 4.19m x 2.69m )  
Fitted kitchen with a mix of cream fronted wall and base units with 'quartz' work surface over, deep bowl stainless steel sink with mixer tap and drainer, free standing electric oven with chimney style extractor fan over. Integrated dishwasher and space for a washing machine and upright fridge/freezer. Spotlights and radiator. Double glazed window to the rear and double glazed obscured glass door leading into the garage.

### **First Floor Landing**

Stairs from the ground floor, radiator and access via a pull down ladder to a boarded loft.

### **Bedroom One**

14' 4" into bay x 11' 9" ( 4.37m into bay x 3.58m )  
Cast iron fireplace with grate, ornamental surround and tiled hearth. Radiator and large double glazed 'bay' window to the front.

### **Bedroom Two**

13' 11" x 9' 9" ( 4.24m x 2.97m )  
Built-in storage cupboard with shelving and over-head storage, cast iron fireplace with decorative surround and tiled hearth. Radiator and double glazed window to the rear.

### **Bedroom Three**

9' 11" x 8' 11" max ( 3.02m x 2.72m max )  
Built-in storage cupboard housing the gas central heating boiler, recessed shelving area, coving to the ceiling, radiator and double glazed window to the rear.

### **Bedroom Four**

10' 11" x 8' excluding the bulk-head ( 3.33m x 2.44m excluding the bulk-head )  
Radiator and double glazed window to the front.

### **Bathroom**

Partially tiled with pedestal wash hand basin, Wc, panelled bath and large walk-in shower cubicle with fitted screen. Tiled flooring, radiator and double glazed obscured windows to the front and rear.

### **Outside Outbuilding**

Brick built shed with water tap, window to the side and door from the rear garden.

### **Rear Garden**

Enclosed by both fencing and brick wall to one side. Largely decked with lawned area and raised rockery over the original air-raid shelter, and a timber storage shed.

### **Garage**

Garage with up & over door, power and light.



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)



**welcome to**  
**Hockliffe Road,**  
**Leighton Buzzard**

- FOUR BEDROOM EDWARDIAN STYLE HOME
- SEPARATE RECEPTION ROOMS
- WALKING DISTANCE TO LOCAL SCHOOLING
- EASY ACCESS TO TOWN CENTRE
- GARAGE

Tenure: Freehold EPC Rating: Awaited

**£500,000**



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