



Hockliffe Road, Leighton Buzzard, LU7 3FN

welcome to

Hockliffe Road, Leighton Buzzard

Brown and Merry are pleased to present this spacious four bedroom, semi-detached, TOWNHOUSE situated in the heart of Leighton Buzzard. Just A SHORT WALK FROM SHOPS AND LOCAL AMENITIES. it boasts a garden office and OFF-ROAD PARKING in a very sought after location.

Entrance Hall

Composite door to the front, stairs to the first floor, under-stairs storage cupboard, laminate flooring, under-floor heating and recessed lighting.

Cloakroom

Partially tiled with wash hand basin and concealed storage, Wc, laminate flooring and extractor fan.

Lounge

16' 2" x 10' 3" (4.93m x 3.12m)

Double-glazed 'bay' window with shutters to the front, under-floor heating, recessed lighting and double-glazed window to the side.

Kitchen / Diner

18' 1" narrowing to 12' 1" x 17' 4" (5.51m narrowing to 3.68m x 5.28m)

Modern fitted kitchen with a mix of two-tone wall and base units with quartz work surface with up-lights over, integrated electric eye level oven and induction hob with extractor over. Deep bowl sink, integrated dishwasher and space for an 'American' fridge/freezer. Vaulted ceiling with recessed lighting and two skylight windows. Under-floor heating and laminate flooring. Double-glazed window to the rear and double-glazed Patio doors leading out to the garden.

Utility Room

7' 9" x 5' 7" (2.36m x 1.70m)

Partially tiled with a mix of wall and base units with work surface over, stainless steel sink with mixer taps and drainer, space for a washing machine and tumble dryer. Extractor fan and double-glazed half-glass door to the side.

First Floor Landing

Stairs from the ground floor and stairs to the second floor. Airing cupboard housing the high efficiency water tank and recessed lighting.

Bedroom Two

10' 11" x 10' 3" (3.33m x 3.12m)

Double-glazed window to the front, radiator and secondary-glazed window to the front.

En-Suite

Fully tiled with pedestal wash hand basin, Wc and walk-in shower cubicle with rainfall shower and concealed plumbing. Chrome towel radiator, extractor fan and double-glazed, obscured window to the side.

Bedroom Three

12' 5" x 8' 7" (3.78m x 2.62m)

Radiator and double-glazed window to the rear.

Bedroom Four

9' x 8' 4" (2.74m x 2.54m)

Radiator and double-glazed window to the rear.

Bathroom

Fully tiled with pedestal wash hand basin with mixer taps, Wc with concealed flush and a bath with a fitted shower screen and rainfall shower over and concealed plumbing. Chrome towel radiator and shaver point. Double-glazed obscured window to the front.

Second Floor Bedroom One

18' 11" into bay x 13' 2" (5.77m into bay x 4.01m)

Exposed beams, two eaves storage cupboard, radiator, and recessed lighting. Two double-glazed windows to the front.

En-Suite

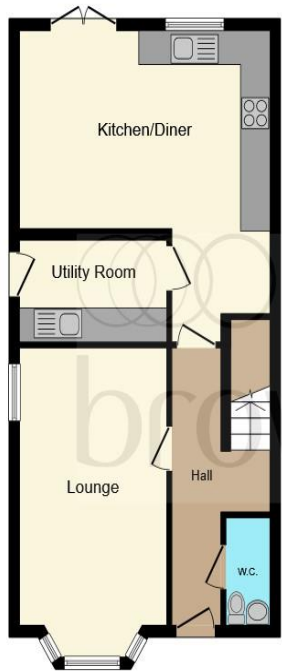
Vaulted ceiling, pedestal wash hand basin, Wc and large walk-in shower with rainfall shower head. Chrome towel radiator, tiled floor and shaver point. Double-glazed, obscured window to the rear.

Outside Outbuildings

Composite office/summer house with double-glazed Patio doors and outside lighting.

Rear Garden

Enclosed garden with gated access to the front. Artificial turf with sleeper edging, small patio area, external power sockets and outside lighting.



Ground Floor



First Floor



Second 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



welcome to
**Hockliffe Road,
Leighton Buzzard**

- SUMMER HOUSE
- OFF ROAD PARKING
- TOWNHOUSE
- CLOSE TO SHOPS AND LOCAL AMENITIES.
- TWO EN-SUITES & A FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000



view this property online [brownandmerry.co.uk/Property/LBZ108629](https://www.brownandmerry.co.uk/Property/LBZ108629)



Property Ref:
LBZ108629 - 0008

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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