

Hawker Close, Leighton Buzzard, LU7 4HH

£380,000



- **Impressively Sized End of Terrace Townhouse**
- **Three/Four Double Bedrooms**
- **No Onward Chain**
- **Nestled in Corner of Peaceful Cul De Sac Location**
- **Over 1,300 Square Feet of Accommodation**
- **Garage & Driveway Parking**
- **Modern Kitchen & Bathroom**
- **En-Suite to Master Bedroom**
- **Directly Opposite Scenic Astral Park**
- **Flexible Living Space**

Nestled in a peaceful cul de sac location and ideally positioned directly opposite the scenic green space of Astral Park, this charming end of terrace townhouse offers a rare blend of generous living space, smart layout, and unbeatable location.

Spanning over 1,300 sq. ft across three well designed floors, this beautifully presented home is perfect for growing families, professionals, or those seeking flexible space with room to work from home. Offered with no upper chain, this property would ensure a smooth, hassle free purchase, allowing the next owners to move in quickly and with confidence.

This well-proportioned three-storey townhouse offers over 1,300 square feet of flexible living space, thoughtfully laid out to suit the needs of modern family life. Entrance is through the front door into the welcoming entrance hall, where the sense of space and functionality is immediately apparent.

The ground floor is designed with everyday living in mind, featuring a generous dining area or family room to the front, ideal for hosting guests or relaxing as a family. To the rear, a spacious and contemporary fully equipped kitchen/diner complete with French doors opening onto the rear garden, creates a seamless connection between indoor and outdoor living. A useful utility area and a ground floor W/C add further convenience, keeping the main spaces clear and clutter-free.

On the first floor, the layout offers both comfort and versatility. A well sized double bedroom overlooks the rear of the property, while a modern family bathroom sits centrally on the landing. The front facing lounge is bright and inviting, with dual windows providing plenty of natural light. This space is currently arranged as a main living area but could equally serve as a fourth bedroom, home office, or guest room, depending on your needs.

The top floor is dedicated to private and tranquil bedroom space. The master bedroom, located at the front of the house, boasts an impressive footprint with dual aspect windows and access to a stylish en-suite shower room. A further double bedroom to the rear completes the top floor, making it ideal for children, guests, or as a dedicated workspace.

This home offers a superbly flexible layout, ideal for growing families, professionals working remotely, or those who simply appreciate the benefits of well-designed, multi-level living. The mix of spacious rooms, natural light, and practical amenities ensures that this townhouse meets the demands of modern lifestyles with ease and comfort.





To the front of the property there is a decorative shingle area with paved pathway leading to the front door. A handy space to the side comes ideal for storing bins and there is a side gate leading to the back.

The rear garden is a wonderful extension of the living space being private, enclosed, and designed with low-maintenance enjoyment in mind. Stepping out from the kitchen/diner, you are greeted by a generous paved patio area, perfect for al fresco dining, summer barbecues, or simply relaxing with a morning coffee. A few steps lead up to a neatly kept lawn, framed by mature shrubs and two established trees that provide a touch of greenery and shade.

The raised lawn area offers an ideal spot for children to play or for keen gardeners to add further planting. Fully enclosed by fencing for privacy and security, the garden offers a safe and quiet retreat with plenty of scope for personalisation.

Whether you're entertaining guests, enjoying family time outdoors, or simply seeking a calm place to unwind, this garden delivers the ideal balance of practicality and peacefulness.



A private driveway with space for two vehicles is conveniently located just a short distance in front of the property, leading to a single garage ideal for additional parking or secure storage.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Council Tax Band D.

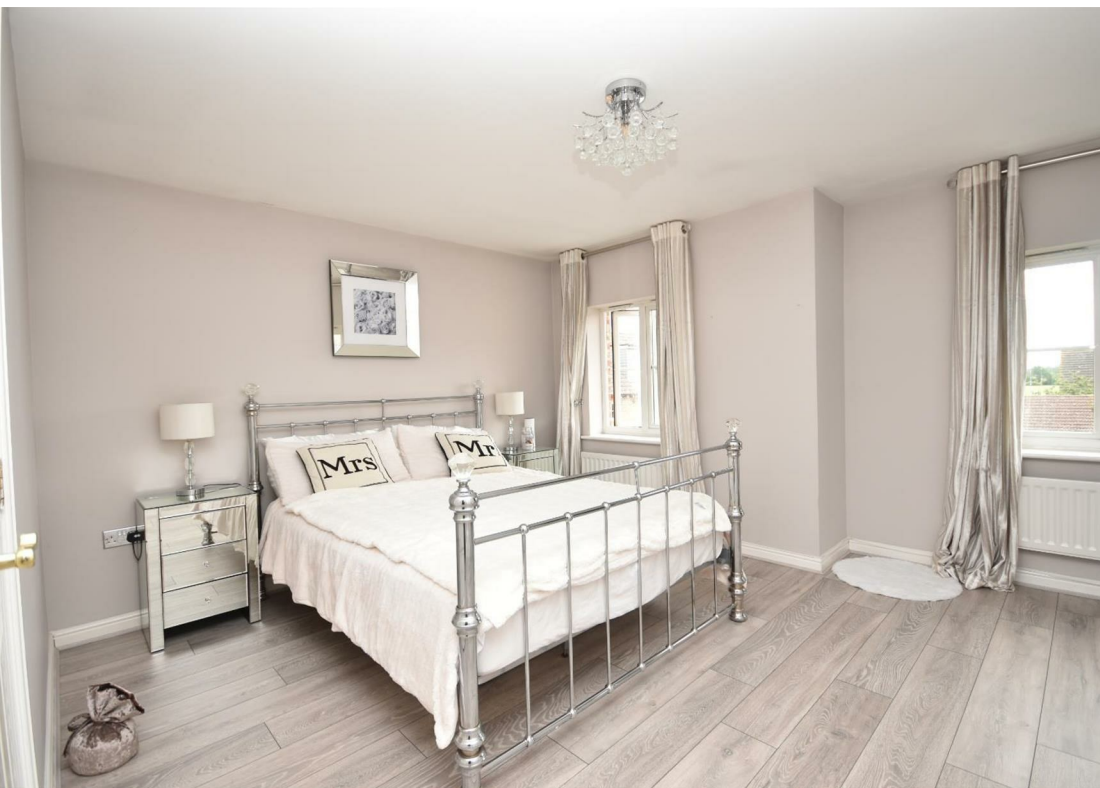
More about the Location...

Billington Park is a popular non-through development which was first established approximately 20 years ago and has many desirable features to include children's play parks, a local Co-op as well as the central and scenic Astral Park.

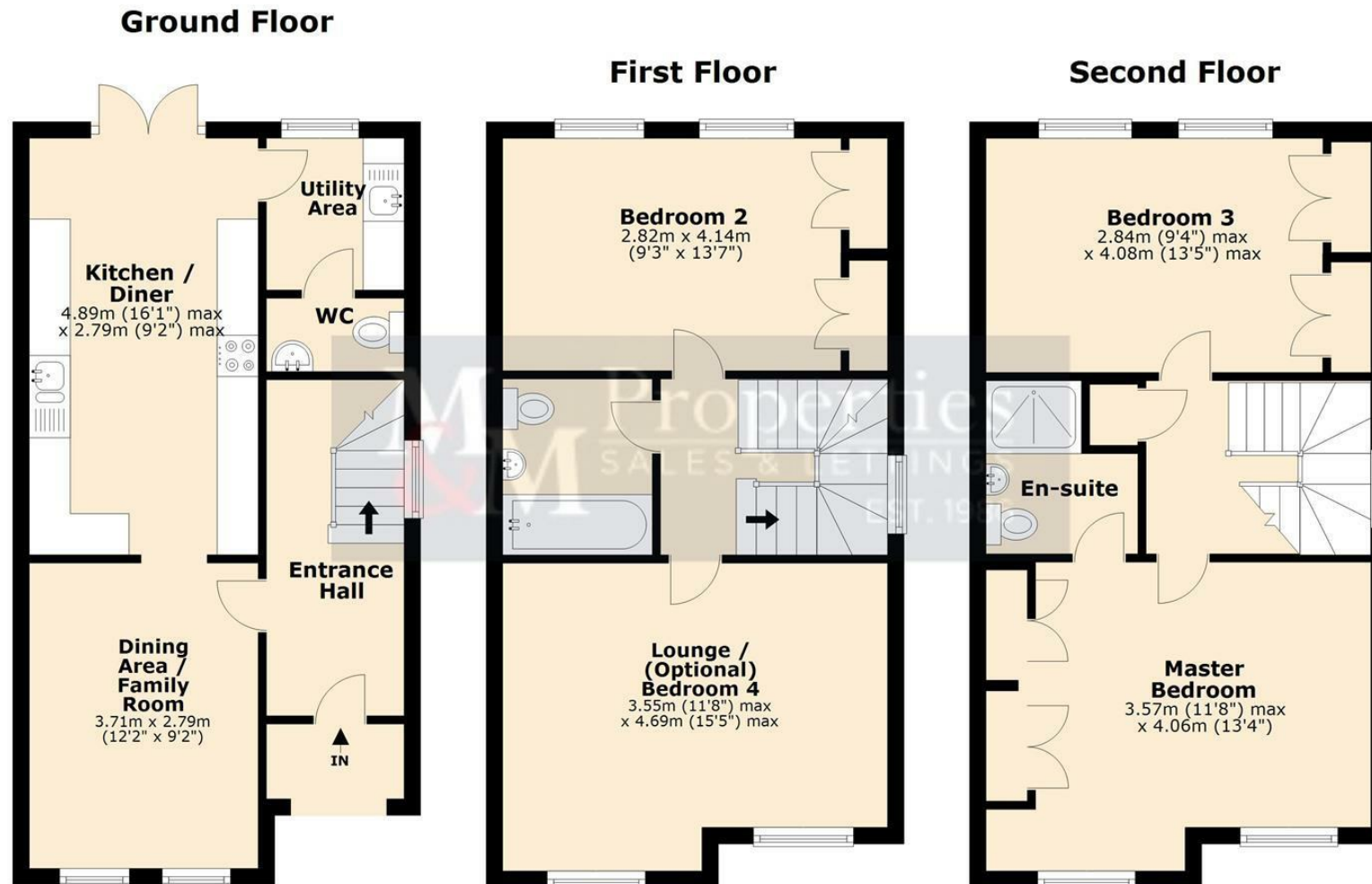
Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.

Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.



Floor Plan



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

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