



Watling Street

Hockliffe, Leighton Buzzard, LU7 9LY

Price £278,500

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QUARTERS

YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this spacious two double bedroom end of terrace home located in the Bedfordshire village of Hockliffe, which boasts a wealth of transport links within easy reach. The property provides accommodation comprising; Entrance hallway, lounge/dining room, kitchen, cloakroom/WC, two double bedrooms a family bathroom. Additional benefits in double glazing, landscaped garden and allocated parking. Viewing is highly recommended.

Location:

The historic village of Hockliffe remains an exceptionally popular location for families looking for excellent transport links, whilst retaining a village feel with many historic and listed buildings. The village boasts amenities such as schooling, a local convenience store and restaurants. The road links are second to none, with access to the A5 which leads to the nearby towns of Aylesbury and Milton Keynes, a direct road link to the Georgian village of Woburn with it's numerous attractions, and the nearby junction 11A of the M1 providing access to London and the north. Additionally, the mainline train station in Leighton Buzzard provides regular trains to London Euston in as little as 30 minutes. The village also enjoys a close proximity to a number of outstanding country parks and woods, including Linslade Wood, Tiddenfoot Waterside Park, the picturesque 400 acre Rushmere Country Park and the grand Woburn Estate and Deer Park.





Ground Floor:

Enter via the front door into the entrance hallway. To the left is a cloakroom/WC. Continuing along the hallway there is a built in storage cupboard, stairs to the first floor, and doors to the kitchen & lounge/diner. The kitchen has been fitted with a range of wall and base level units, with ample work surface and spaces for appliances. The lounge/diner is situated at the rear of the property and enjoys views of the garden. There is a built in storage cupboard and plenty of room for a variety of living room furniture plus a dining table.

First Floor:

The landing provides access to the bedrooms, bathroom and loft, plus there is a built in storage cupboard. The larger of the two double bedrooms is situated to the rear of the property, with the second bedroom to the front. Between these is the family bathroom which is fitted with a three piece suite comprising of a low level WC, wash hand basin and panel bath.

Outside:

To the front of the property is a path to the front door, and to the side access to the rear garden. The rear garden is enclosed by panel fencing, with a paved patio area and remainder laid mainly to lawn.

Parking:

The property comes with allocated parking for one car.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 719 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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