



Hockliffe Road
, Leighton Buzzard, LU7 3FN

Price **£425,000**

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 **QUARTERS**
YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this three bedroom detached bungalow located just over a mile from the mainline train station and walking distance to the town centre. The property is presented to the market in excellent order, providing versatile living accommodation comprising: Entrance porch, entrance hallway, lounge, refitted kitchen, refitted shower room, separate WC, three bedrooms, conservatory and a home office/workshop. Additional benefits include double glazing, gas heating, low maintenance south westerly facing garden, garage, carport and ample driveway parking. Viewing is highly recommended.

Location:

The popular residential location of Hockliffe Road boasts a variety of period dwellings and modern buildings, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with its many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. This location is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A.





Layout:

The porch leads into the spacious entrance hallway, which runs through the centre of this impressive and versatile bungalow, and connects to the lounge, kitchen, bedrooms, shower room and separate WC. There is also a built in storage cupboard and pull down steps to the loft. There are three double bedrooms in the property, with each providing an option for alternative use, if desired. The current vendors have used the front two bedrooms as a dining room and study/sitting room, for example. Each of the front two bedrooms feature a curved bay window, and there is space for a variety of furniture. The master bedroom is situated at the rear, with views into the garden, and there is a range of modern fitted wardrobes. The kitchen has been refitted with a range of wall and base level units, and has been thoughtfully configured to provide a wealth of work surface and spaces for appliances. A courtesy doors leads to the side. The shower room has also been refitted to a high standard, with a low level WC, vanity wash hand basin and walk-in shower cubicle complimented by modern tiling to the floor and walls. Adjacent to the shower room is a separate WC. The lounge is bright and airy, with plenty of room for a range of living room furniture, and the room is flooded with light from the rear. A door leads into the conservatory, which is a pleasant space to spend time, and provides access into the garage, home office/workshop and rear garden. The home office/workshop could be used for a variety of purposes, and would make for an excellent utility, garden room or craft room, and at the end is a built in storage cupboard.

Outside:

To the front of the property is a generous paved driveway with parking for multiple cars, and a car port extends through to the garage. The mainly paved rear garden requires very little maintenance, and the south westerly aspect promises that sunlight can be enjoyed throughout the day.

Garage:

The garage is accessed via an up and over garage door and there is power and lighting, plus a courtesy door leading into the conservatory.

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: 1419 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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