



Hockliffe Road
Leighton Buzzard, LU7 9NX

Price £275,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this two bedroom period home located on the outskirts of Leighton Buzzard. The property is presented to the market in excellent decorative order with accommodation comprising: Lounge/dining room, refitted kitchen, refitted bathroom, upstairs cloakroom/WC and two bedrooms. Additional benefits include double glazed windows, gas heating, landscaped rear garden and a garage. Viewing is highly recommended.

Location:

Briggington Cottages is off Hockliffe Road which 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 it's 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.

Ground Floor:

Enter via the front door into the spacious lounge/ diner. The space has retained its period features with a stone wall and a feature fireplace. There is ample space for a range of furniture to suit all needs, with a cupboard under the stairs to provide excellent storage. A further doorway provides access to the kitchen. The stylish kitchen has a range of base line units with integrated appliances which include a fridge/freezer, oven and washing machine. A further doorway leads to the inner hallway, there is a roomy cupboard which houses the boiler and doors leading to the downstairs bathroom and rear garden. The family bathroom completes the downstairs and comprises of a low level WC, vanity hand wash basin and bath with shower over.





First Floor:

The landing provides access to both bedrooms, loft access and cloakroom/WC. The well proportioned master bedroom is to the front, there is ample space for furniture with a built in cupboard providing additional storage. A further bedroom is to the rear, it's currently being used as a nursery with scope for a study if required. The cloakroom/WC is an excellent addition and completes the upstairs.

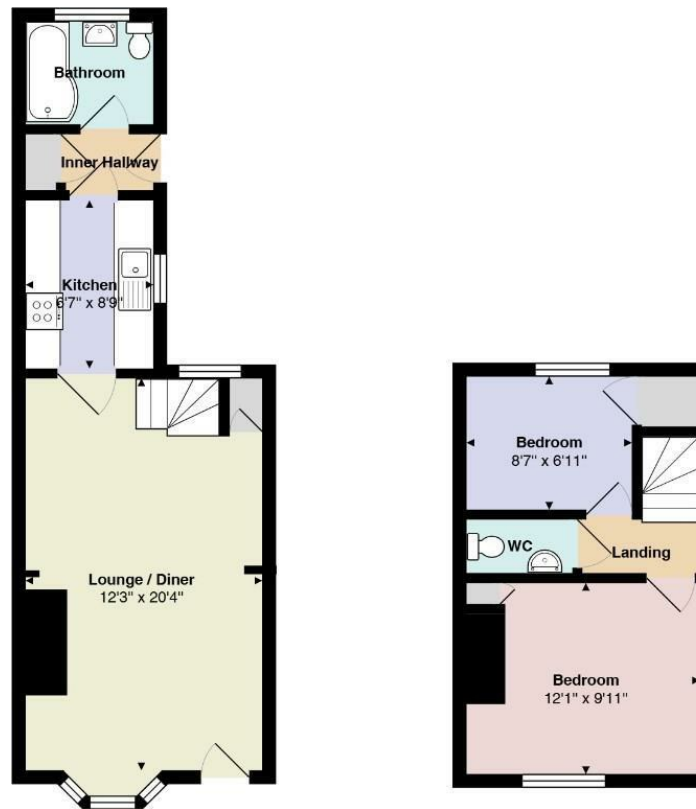
Outside:

To the front is a paved driveway for one car which leads to the front door. The property has a large private rear garden which is separated by access, both areas are mainly laid to lawn with mature shrubbery borders. The garage is in a nearby block and is within walking distance of the garden.



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: 626 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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