



Hockliffe Road
Leighton Buzzard, LU7 3FF

Price £360,000



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Hockliffe Road

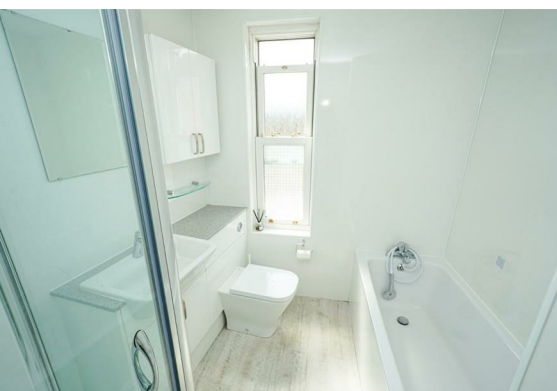
Leighton Buzzard, LU7 3FF

We are delighted to offer for sale this individual bedroom family home located on this popular road which is within walking distance of the Town Centre. The property boasts a wealth of character throughout, with spacious accommodation comprising: Entrance hall, lounge, dining room, refitted kitchen, utility room, three generous bedrooms and a refitted first floor family bathroom. Additional benefits include gas heating and a private rear garden. 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 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:

The welcoming entrance hall is laid to contemporary wood-effect laminate flooring. There are doors to the lounge, dining room and kitchen, plus stairs leading to the first floor. To the front, the lounge area is bathed in natural light via a bay window and anchored by a stylish feature fireplace - the perfect focal point for cosy evenings. Toward the rear, the dining room provides ample space for a family sized dining table plus additional furniture, with a sash window providing pleasant views of the rear garden. The refitted kitchen showcases a tasteful range of modern units and integrated appliances including oven and hob with extractor hood over, plus there is space for a washing machine. A practical rear door leads out to the garden, enhancing the indoor-outdoor connection and catering for alfresco dining and summer entertaining. Off the back of the kitchen is a utility room with spaces for a tumble dryer, dishwasher and fridge freezer, plus a door opens to the rear garden.

First Floor:

Ascending to the first floor, the landing leads to three well-proportioned double bedrooms – each offering plenty of room for a variety of furniture and an abundance of natural light. The generous room sizes make this an excellent choice for families, downsides and first time buyers alike. The family bathroom has been refitted with a modern four-piece suite comprising of a panel bath, walk-in shower cubicle, vanity wash basin and WC.

Outside:

To the front is a low wall and rail fenced border with a path leading to the first floor. The rear garden features a paved patio area with steps leading to a lawn and enclosed by panel fencing. There is also a brick-built store and a gate to a side passage way.

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: 1028 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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