



Manor Avenue

Hockliffe Leighton Buzzard, LU7 9LW

Offers In Excess Of £450,000



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## Manor Avenue

Hockliffe Leighton Buzzard, LU7 9LW

We are delighted to offer for sale this executive four bedroom link attached house, ideally situated in this sought after road in the highly desirable village of Hockliffe. The property is presented to the market in excellent order, with generous accommodation comprising: Entrance hallway, lounge, kitchen/dining room, utility room, conservatory, cloakroom/WC, four bedrooms (two with en-suite shower rooms) and a family bathroom. Additional benefits include double glazing, gas heating, driveway and garage and deceptively generous landscaped gardens with large summerhouse. Viewing is highly recommended to appreciate the finish of this property.

### 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 a welcoming hallway, with doors to the lounge, kitchen/dining room and cloakroom/WC. There are stairs rising to the first floor with a large window to the half landing bathing the hallway with natural light. Additionally there is a roomy storage cupboard underneath the stairs. The lounge is a generous size, and benefits from double glazed windows to dual aspects. The kitchen/dining room provides ample storage and worksurface space, with an integrated oven and hob with filter hood over. There is space for a fridge freezer and dishwasher. The kitchen provides access to the convenient utility room, with fitted units with worksurface over. There is space and plumbing for a washing machine. The utility room provides access to the bright and airy conservatory, an ideal additional entertaining and relaxing space which overlooks the landscaped rear garden. The ground floor is completed by the stylish cloakroom/WC.





#### First Floor:

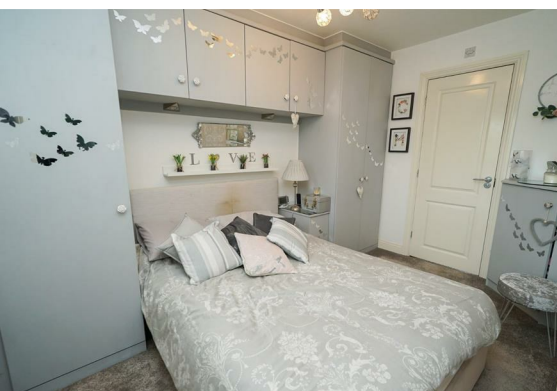
The first floor landing provides access to all bedrooms and the family bathroom. The master bedroom is a generous double room, which benefits from fitted wardrobes and a modern en-suite shower room. The second bedroom is situated at the back of the property, and also boasts an en-suite shower room. Bedroom three is a good size room, with fitted wardrobes to one wall. The further bedroom is a generous single room, with a double glazed window to the front aspect. The family bathroom completes the first floor, and is fitted with a white suite comprising low level WC, pedestal wash hand basin and panel bath with shower attachment over.

#### Outside:

A neat paved pathway leads to the front door, with the remainder of the front garden laid to lawn, with gravelled area and mature plants. There is secure gated access to the main garden space. At the back of the property is a driveway leading to the garage. The landscaped rear garden provides a mixture of paved patio areas, with well maintained lawn and mature planted beds. There is a courtesy door to the garage, and attractive brick and panel fence borders. A metal gate leads to a further private garden space, with a wide paved patio area ideal for seating and entertaining, well maintained lawns and trees. A spacious summerhouse provides a stunning additional versatile space, ideal for entertaining or working from home.

#### Agent's Note:

The vendor of this property is an employee of Quarters Estate Agents.



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



## 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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