



**Woburn View, Watling Street, Hockliffe, Leighton Buzzard,
LU7 9NF**

welcome to

Woburn View, Watling Street, Hockliffe, Leighton Buzzard

Perfect for a FIRST TIME BUY! If you are looking for a period property that has all the character but benefits from modern comforts, then look no further. With spacious accommodation and a garden kitchen, these are just a few reasons why you need to see this home in the flesh.

Lounge

14' 1" x 13' 1" (4.29m x 3.99m)

Two single-glazed windows to the front, with secondary glazing, radiator and single-glazed window to the rear. Inglenook fireplace with brand new multi-fuel burning stove.

Kitchen

14' 11" to window x 8' 7" (4.55m to window x 2.62m)

Partially tiled, fitted kitchen with a mix of wall and base units with quartz work surface. Sink with drainer, double oven and induction hob with chimney style extractor fan. Integrated dishwasher and fridge. Breakfast bar with space for two seats, vertical radiator and skylight. Single-glazed window to the rear and single-glazed door leading out to the garden and outdoor kitchen.

First Floor

Landing

Stairs from the ground floor.

Bedroom One

9' 1" x 8' 1" (2.77m x 2.46m)

Large walk-in storage cupboard, radiator and single-glazed window with secondary glazing to the front.

Bedroom Two

8' 4" to wardrobe x 6' 6" (2.54m to wardrobe x 1.98m)

Built-in wardrobe with hanging rail, 2 built-in storage cupboards, radiator and 2 single-glazed windows with secondary glazing to the front.

Bathroom

Wash hand basin with mixer tap set in a vanity unit, low-level WC and shower cubicle with mixer tap. Vertical radiator and single-glazed obscured window to the rear.

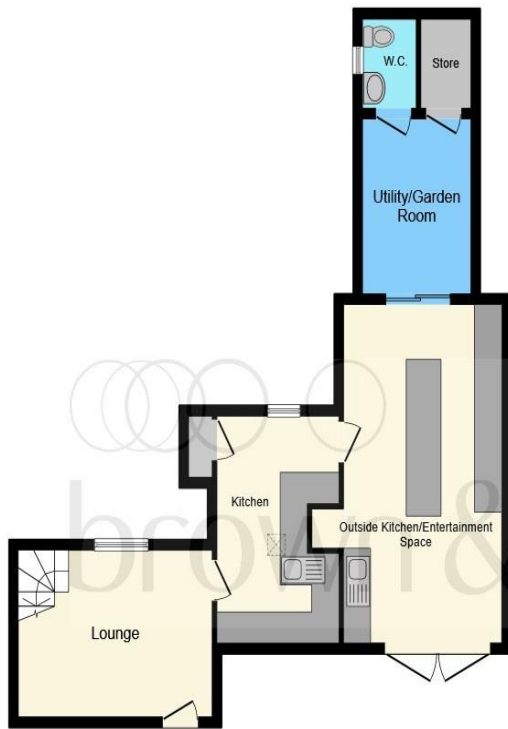
Outside

Rear Garden

Mature rear garden which is mainly laid to lawn with a patio area. Outbuilding housing the outdoor kitchen with a mix of wall and base units, sink with tap and space for a gas BBQ.

Garage/Utility Room

Utility space, a wall mounted wash hand basin with mixer tap and low-level WC. Storage cupboard and double-glazed obscured window to the rear. Double sliding doors to the front.

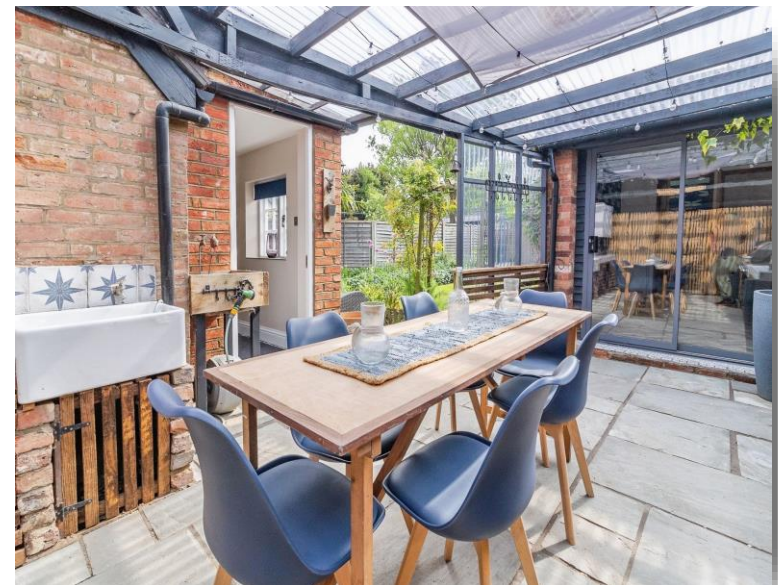


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Hockliffe, Leighton Buzzard**

- GRADE II LISTED
- IMMACULATE CONDITION
- GARDEN KITCHEN AND ENTERTAINING SPACE
- OFF ROAD PARKING
- PRIVATE GARDEN

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

£350,000



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Property Ref:
LBZ109237 - 0007

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