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3, Ivy Cottage Watling Street, Hockliffe, Leighton Buzzard,
LU7 9LZ

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Guide Price £245,000

- CHARMING TWO BEDROOM COTTAGE
- ENCLOSED REAR GARDEN
- VILLAGE LOCATION
- BRICK BUILT OUTBUILDING
- GRADE II LISTED
- WELL PRESENTED
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- INTERACTIVE VIRTUAL TOUR

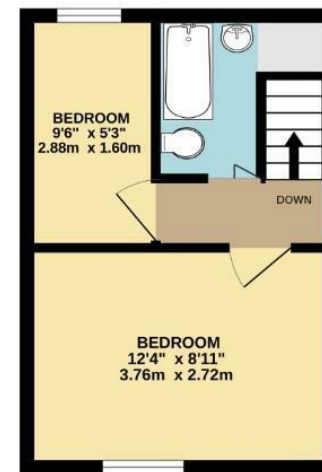
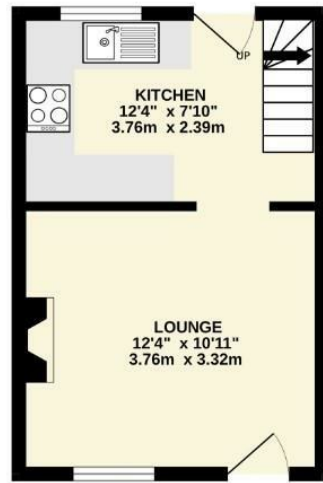
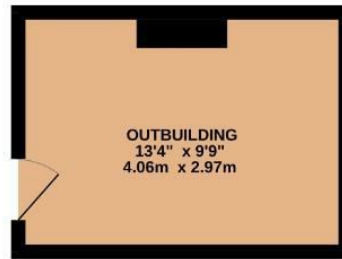
This well presented Grade II listed two bedroom cottage, sits in a prominent location within the Bedfordshire village of Hockliffe.

In brief this property benefits from a lounge with feature fireplace, kitchen, two bedrooms and a bathroom. Externally, the cottage is complemented from an enclosed rear garden.

Hockliffe is a small village in Bedfordshire, England, about 4 miles southeast of Leighton Buzzard. It's a quiet, scenic village with a history dating back to medieval times. The village has a historic church, St. Dunstan's, and is surrounded by beautiful countryside, making it a nice place for walking and cycling.

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.

1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lounge

Entry via a solid wooden door. Single glazed sash window to front aspect with secondary glazing. Fitted carpet and radiator.

Kitchen

Single glazed sash window to rear aspect. A range of floor and wall mounted units with a worktop over. Single bowl stainless steel sink and drainer. Space for a free standing electric oven. Plumbing for a washing machine. Understairs storage with pantry and drawers. Space for a fridge/freezer. Stairs rising to the first floor. Solid door opening to the rear garden.

Bedroom One

Single glazed sash window to front aspect with secondary glazing. Fitted carpet and radiator.

Bedroom Two

Single glazed sash window to rear aspect. Fitted carpet and radiator.

Bathroom

Three piece bathroom suite comprising; bathtub with shower over, Sanicompact W/C and wash hand basin.

Rear

Enclosed rear garden with a gravelled seating area and outbuilding.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





