



## 46 White Horse Close, Hockliffe, Leighton Buzzard, LU7 9LT

Located within a quiet private close in the desirable village of Hockliffe, this spacious and extended four-bedroom family home is offered to the market with no onward chain. The property has been recently refurbished throughout, including a newly fitted kitchen, family bathroom, en-suite and downstairs cloakroom, together with general improvements across the home, making it ready for immediate occupation.

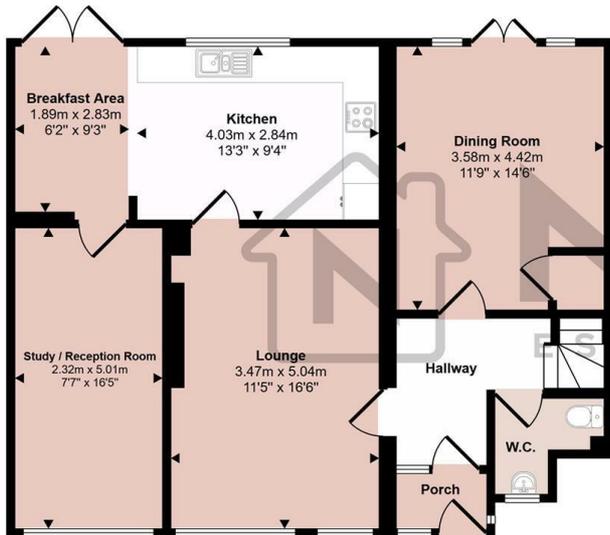
The accommodation is both generous and versatile, ideal for a growing family. The ground floor comprises an entrance porch leading into a welcoming hallway, cloakroom, family room, lounge, study and a spacious kitchen/dining room, perfectly suited to modern family living and entertaining.

Upstairs are four well proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room, alongside a contemporary family bathroom.

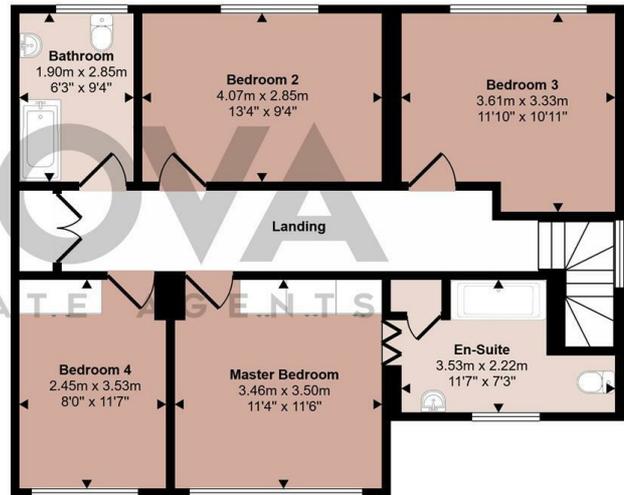
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Extended 4 Bedroom Home
- Popular Village Location
- Newly Renovated Throughout
- En-suite to Master Bedroom
- 3 Reception Rooms
- Over 1600sqft!
- Chain Free

£450,000

Approx Gross Internal Area  
153 sq m / 1644 sq ft



Ground Floor  
Approx 78 sq m / 839 sq ft



First Floor  
Approx 75 sq m / 804 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	