

Hockliffe Road

Leighton Buzzard, LU7 3FN

Offers In Excess Of £310,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this two bedroom period home, located on this popular road which is within walking distance of the Town Centre. The property provides spacious accommodation comprising: Entrance hallway, lounge/ diner ,kitchen, dining/family room, two double bedrooms and an upstairs family bathroom. Additional benefits include double glazed windows, gas heating and a mature garden. Viewing is highly recommended to appreciate the period features this property has to offer.

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 ground floor welcomes you with an entrance hall leading through to a spacious lounge/diner, offering an inviting setting for both relaxing and entertaining. The bay window allows for an abundance of light to flow through, which provides a cosy feel with two feature fireplaces providing an excellent focal point. The separate fitted kitchen provides practical workspace and storage, there is a door which leads to the rear garden. A further dining room offering additional versatility and an ideal space for more formal dining or family gatherings. The room could also be a study if required. Below the dining room is a cellar which is accessed via a trap door, its suitable for storage purposes.

























First Floor:
To the first floor, the property continues to impress with two well-proportioned bedrooms, both offering comfortable and versatile accommodation. The master bedroom is particularly generous in size, providing ample room for bedroom furnishings and additional storage, whilst the second bedroom also offers excellent proportions and could equally lend itself to use as a guest bedroom, nursery or home office. The first floor is further complemented by a family bathroom, fitted with a four piece suite comprising a bath, wash hand basin, shower and WC. A landing area connects the accommodation and provides access to the various rooms, completing a thoughtfully arranged first floor layout.

Outside:
Externally, the property benefits from a generous rear garden, providing a wonderful outdoor space with plenty of potential for entertaining, gardening or simply enjoying the warmer months. To the front, a paved pathway leads to the entrance, creating an attractive approach to the property. The remainder is a pebbled boarder.

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: 882 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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