



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

**welcome to**

## **Woburn View, Watling Street, Hockliffe, Leighton Buzzard**

GRADE II LISTED - 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**

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**

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**

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

### **Bedroom Two**

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**

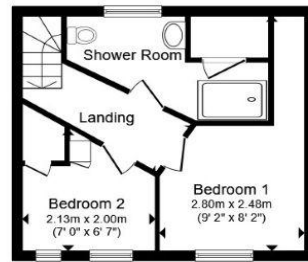
Mature rear garden which is mainly laid to lawn with a patio area. Outbuilding housing the outdoor kitchen with a mix of wall and base units, sink with tap and space for a gas BBQ.

#### **Garage/Utility Space**

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**

Total floor area 101.4 m<sup>2</sup> (1,091 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



welcome to  
**Woburn View, Watling Street,  
Hockliffe, Leighton Buzzard**

- GRADE II LISTED
- TWO-BEDROOM SEMI-DETACHED
- REFURBISHED THROUGHOUT
- GARDEN KITCHEN & ENTERTAINING SPACE
- PRIVATE REAR GARDEN

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

guide price

**£340,000**



**view this property online** [brownandmerry.co.uk/Property/LBZ109783](https://www.brownandmerry.co.uk/Property/LBZ109783)



Property Ref:  
LBZ109783 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



**01525 372021**



[LeightonBuzzard@brownandmerry.co.uk](mailto:LeightonBuzzard@brownandmerry.co.uk)



17 High Street, LEIGHTON BUZZARD,  
Bedfordshire, LU7 1DT



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**