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Hockliffe Road

Leighton Buzzard, LU7 3FF

£325,000



Council Tax: C



31 Hockliffe Road

Leighton Buzzard, LU7 3FF

£325,000



- **THREE-BEDROOM TERRACED FAMILY HOME**
- **USEFUL UTILITY ROOM**
- **ATTRACTIVE AND WELL-PROPORTIONED ACCOMMODATION**
- **ENCLOSED GARDEN**
- **CONVENIENT TOWN-CENTRE LOCATION**
- **NO ONWARD CHAIN**
- **CELLAR PROVIDING ADDITIONAL STORAGE**
- **CLOSE TO LEIGHTON BUZZARD MAINLINE RAILWAY STATION**
- **SEPARATE LOUNGE AND DINING ROOM**
- **LOCAL SCHOOLS AND AMENITIES WITHIN EASY REACH**

A charming and generously proportioned three-bedroom terraced home, ideally positioned on the popular Hockliffe Road within easy reach of Leighton Buzzard town centre, the mainline railway station and a wide range of local amenities.

Offering a particularly practical layout with excellent flexibility for modern family life, the property combines attractive period character with thoughtful improvements and the space and convenience buyers are looking for today. Importantly, the property is offered for sale with no onward chain, making it an appealing option for those looking to move without the complications of a lengthy chain.

The accommodation begins with a welcoming entrance leading into the large separate lounge and dining room, providing generous and versatile living space for relaxing, entertaining and family life. The main rooms benefit from attractive Victorian-style radiators, while solid wood flooring runs throughout much of the property, adding warmth and character.

To the rear is a beautifully appointed fitted kitchen, featuring multiple base and eye-level units providing excellent storage. Character features include part-clad walls finished with reclaimed timber, a range cooker, traditional butler sink and handmade wooden drainer, creating a warm blend of period style and modern practicality. The property also benefits from an abundance of storage, extending into the useful utility room.

The fully tiled utility room provides additional workspace and storage, together with plumbing for both a washing machine and dishwasher, helping to keep everyday household tasks neatly separated from the main kitchen.

A particular feature of the property is the refurbished cellar, which has been transformed into a usable additional room. With natural daylight, power and heating.

Upstairs are three generously sized bedrooms, comprising two excellent double bedrooms and an impressive master bedroom which spans the entire width of the property. The master bedroom is particularly spacious and features a reclaimed solid oak wooden floor, creating an attractive and distinctive finish. Plumbing is already in place to allow for the creation of an en-suite bathroom, if desired, with the area currently utilised as wardrobe and hanging space.

The modern yet traditionally styled family bathroom complements the character of the property while providing contemporary facilities.

Further features include UPVC double glazing throughout and a part-boarded loft, accessed via pull-down wooden stairs and benefiting from lighting, providing useful additional storage.

Outside, the property enjoys a large, fully enclosed rear garden with a combination of lawn and patio areas, together with a useful outhouse. The garden provides an excellent private space for children, entertaining, gardening or simply enjoying the outdoors. A private gated side access leads directly from the front of the property to the rear garden, adding further practicality.

There is also free on-street parking directly outside the property, with no requirement for residents' parking permits.

The property is ideally placed for enjoying the many amenities and attractions of Leighton Buzzard. The historic market town centre is approximately a 10-minute walk away, offering a selection of independent shops, cafés, restaurants and eateries.

There are three major supermarkets within approximately a 15-minute walk, while Leighton Buzzard mainline railway station is around a

20-minute walk away, providing convenient rail connections.

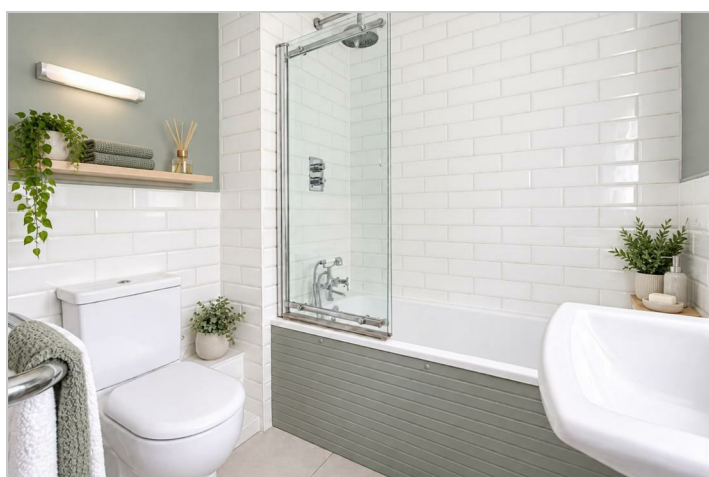
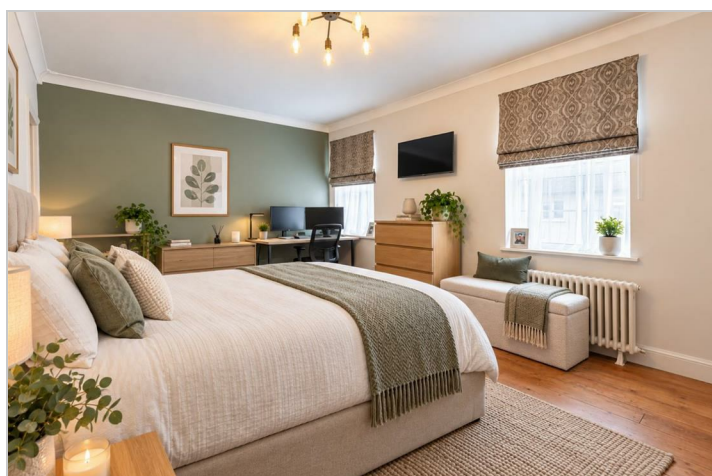
The property is also within walking distance of well-regarded local schools, making the location particularly practical for families. The new state-of-the-art leisure centre is approximately a 20-minute walk away.

For those who enjoy the outdoors, the established and scenic Rushmere and Stockgrove Country Parks are just a short drive or cycle away, offering extensive opportunities for dog walking, cycling, rambling and family days out.

Road connections provide easy access to major routes, while the area also benefits from cross-country rail links, making travel further afield straightforward.

Local attractions within easy reach include Woburn Abbey, Centre Parcs, Woburn Safari Park and Whipsnade Zoo, while Milton Keynes is also nearby, offering an extensive selection of major retailers, leisure facilities, restaurants and entertainment.

Overall, this is a substantial and characterful three-bedroom home offering an unusually versatile amount of accommodation, combining period features with practical modern improvements. From the generous living accommodation and exceptional master bedroom to the refurbished cellar, well-equipped kitchen, enclosed garden and excellent local amenities, the property offers considerable flexibility for family living, working from home and entertaining.



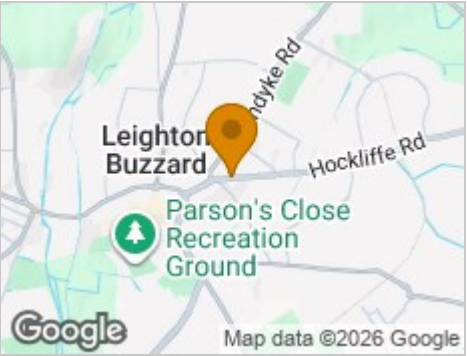
Road Map



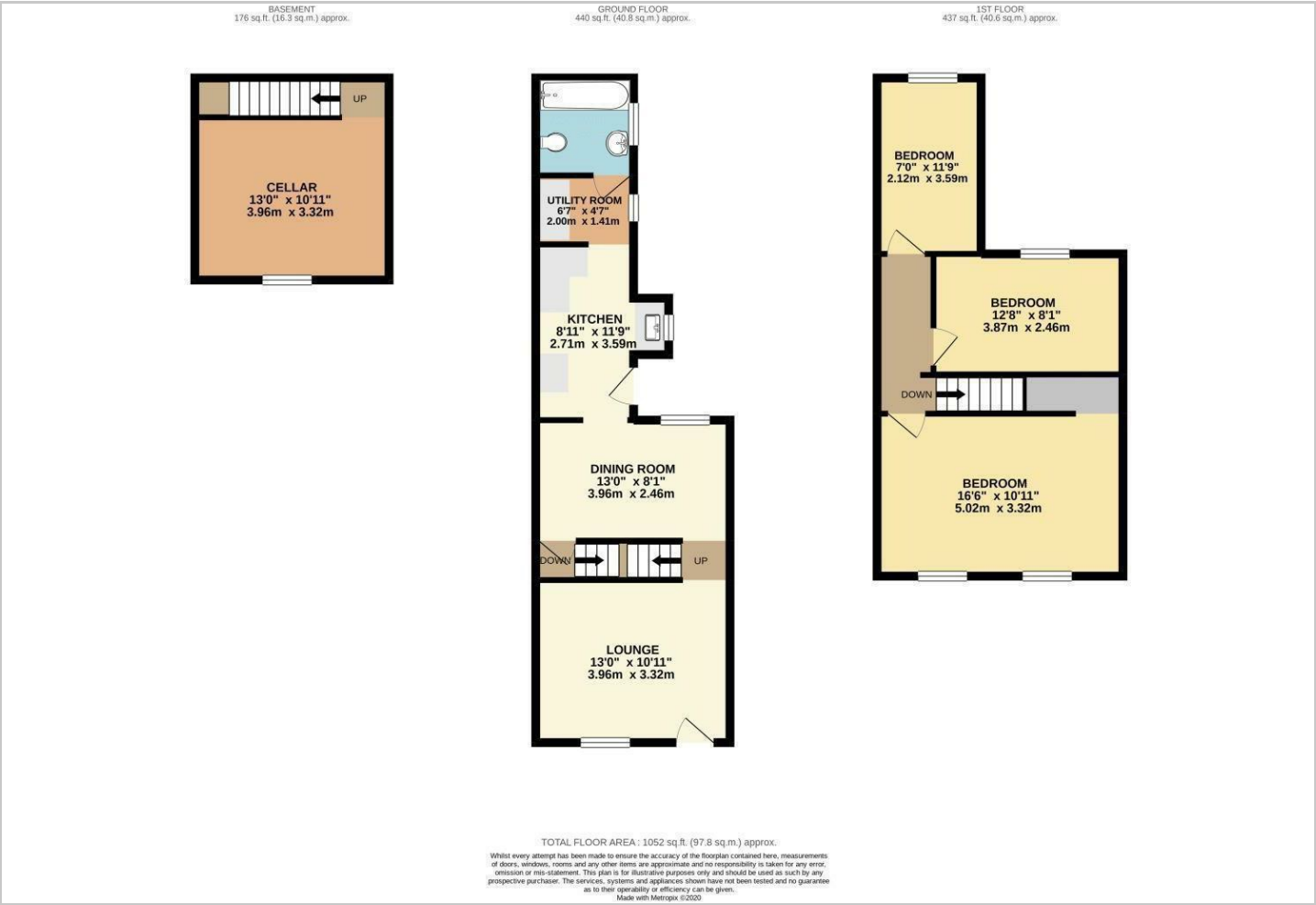
Hybrid Map



Terrain Map



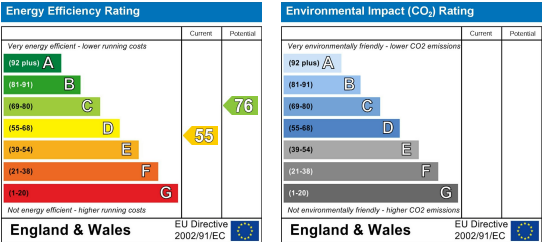
Floor Plan



Viewing

Please contact our Hunters Leighton Buzzard Office on 01525 300899 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.