

Hockliffe Road

Leighton Buzzard, LU7 3FF

Offers In Excess Of £550,000

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QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this three/four bedroom period property, conveniently located on the outskirts of the Town Centre, and within walking distance of local shops, amenities, popular schooling, and the historic Market Town Centre. Additionally the property is within walking distance of the Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property offers deceptively spacious accommodation comprising: Entrance hallway, lounge, dining room, kitchen, breakfast room, cloakroom/WC, rear lobby, study/bedroom, cellar, three double bedrooms to the first floor (master with en-suite bathroom) and three piece family bathroom. Additional benefits include gas heating, double glazing, detached double garage, courtyard and generous low maintenance rear garden. Viewing is highly recommended to appreciate the space and character of this property.

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:
Enter via the front door into a welcoming entrance hallway, providing access to the lounge, dining room, kitchen, and the first floor and cellar via the stairs. The lounge at the front of the property is flooded with light from the feature bay window, and also boasts a character feature fireplace. The dining room benefits from double doors opening out onto the internal courtyard. The kitchen is a bright and airy space, and comprises a stainless steel one and a half bowl sink with cupboard under, as well as a further range of wall and base level units with worksurface over. There is space for a fridge freezer, dishwasher and cooker with filter hood over. The kitchen also benefits from two larder storage cupboards providing ample storage space. The kitchen opens into the bright breakfast room, providing an informal dining space. The breakfast room leads onto the rear lobby, which provides access to the cloakroom/WC, courtyard garden and the study/guest bedroom. The rear lobby also houses generous storage cupboards, as well as a utility cupboard with space and plumbing for a washing machine and tumble dryer. The grand study/guest bedroom at the rear of the property sits within the converted former coach house for the home, and boasts a stunning double height vaulted ceiling and mezzanine level, suitable for a number of uses.

Cellar:
Access via stairs from the ground floor level. The room is a generous size, and benefits from period features such as the bay window to front aspect, and feature fireplace. The versatile room has been used for a number of pursuits by the current owners, having formerly housed a home office, children's play room and is now being utilised as a work room studio.

























First Floor:
The half landing provides access to the master bedroom at the back of the property, then up a half stairway to the further two first floor double bedrooms, and the family bathroom. The master bedroom is a generous size, and enjoys views over the courtyard. The master bedroom leads onto the spacious en-suite bathroom with low level WC, pedestal wash hand basin and panel bath with shower attachment over, airing cupboard and feature fireplace. The remaining two first floor bedrooms are both generous double rooms, each with a bright and airy feel. The family bathroom at the front of the home is a contemporary modern suite, with low level WC, vanity wash hand basin and panel bath with shower over.

Outside:
The property boasts two private outdoor spaces, with an internal paved courtyard providing an outlook for the dining room, kitchen, breakfast room, rear lobby and study/guest bedroom. The low maintenance landscaped rear garden is accessed via a driveway at the back of the property. The generous garden is an ideal space for families to entertain and unwind, with a blend of paved patio areas, raised lawn and remainder laid to shingle. There are planted beds with mature plants and trees, and gated access to the garden at the side of the double garage.

Garage
Detached double garage with electric up and over door to front, and courtesy door to garden. The garage also benefits from power and lighting, as well as useful eaves storage space.

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



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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