

Hockliffe Road

Leighton Buzzard, LU7 3FF

Price £425,000

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QUARTERS

YOUR NEXT MOVE

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Quarters are delighted to offer for sale this extended four bedroom semi-detached Edwardian home located on this popular road which is within walking distance of the Town Centre. The property boasts a wealth of character throughout, with spacious accommodation comprising: Entrance hall, lounge, dining room, kitchen, larder, four generous bedrooms and a refitted family bathroom. Additional benefits include gas heating, car port providing off-road parking, outbuilding and a landscaped rear garden. Viewing is highly recommended.

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 a wooden front door with wonderful stained glass being the first of many charming period features in this family home. There are stairs leading to the first floor with built in storage under, and doors to the lounge, dining room, kitchen and larder cupboard. The lounge features a generous bay window to the front and a fireplace, with ample space for a range of living room furniture. The dining room is bright and airy, and perfectly situated to enjoy views of the rear garden via double glazed windows and door which leads directly onto the decked patio. A fireplace provides a focal point, and the room could be used as a playroom or additional sitting room, if desired. The kitchen is bright and airy, with a pleasant outlook to the back garden. There are a range of wall and base level units with granite work surfaces, and there are spaces for a range of appliances. A courtesy door to the side leads to the carport. The larder cupboard provides additional storage, and would be well suited to site a downstairs cloakroom/WC should the new owners require.

























First Floor:

The landing provides access to the loft space, four bedrooms and family bathroom. There are two bedrooms facing the front aspect, and two facing the rear. To the front is a generous master bedroom with feature fireplace and bay window, and adjacent to this is a good sized 4th bedroom. The rear facing bedrooms overlook the garden. The larger of the two also includes a feature fireplace and built in wardrobes, with bedroom three home to a built in airing cupboard which contains the central heating boiler (installed 2019). At the end of the landing is a larger than usual family bathroom fitted with a four piece suite comprising of a low level WC, pedestal wash hand basin, shower cubicle and panel bath.

Outside:

To the front of the property are steps leading to the front door with storm porch over. A dropped kerb allows access to the carport which runs along the side of the property and provides off street parking. Beyond the carport is an additional brick built outbuilding which is currently used as a home gym, but would make for an excellent conversion to a home office. A vast decked patio spans the width of the property, with the remainder of the generous garden laid mainly to lawn. An array of mature shrubbery fills the raised beds at the foot of the garden, with an additional raised patio area providing a nice spot to catch some morning sun. There is also a timber shed giving extra 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



Total Area: 1488 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk