



Hockliffe Road

Leighton Buzzard, LU7 3JU

Offers In Excess Of £350,000



QUARTERS  
YOUR NEXT MOVE



# Hockliffe Road

Leighton Buzzard, LU7 3JU

Quarters are delighted to offer for sale with no upper chain this three bedroom semi-detached family home, ideally situated in a mature residential setting within comfortable walking distance of the town centre, local shops and schooling. The property has been extended and improved, providing versatile accommodation across two floors and a useful loft room. Highlights include a 2oft lounge, separate dining room, refitted kitchen, cloakroom/WC, three bedrooms, family bathroom, loft room, garage, and driveway parking for four to five cars. Further benefits include gas central heating, double glazing, and a mature southerly facing rear garden.

## Location:

Hockliffe Road is a mature residential setting within easy walking distance of Leighton Buzzard town centre and its range of shops, restaurants, and amenities. Families will appreciate the proximity to well-regarded local schooling, while commuters benefit from excellent transport links, with the mainline station offering fast services to London Euston in as little as 30 minutes. The nearby road network also provides convenient access to the M1 motorway and A5. For leisure time, the property is ideally placed to enjoy local parks, countryside walks, and the Grand Union Canal, offering a balance of convenience and lifestyle.

## Ground Floor:

The ground floor is entered via a porch with two built-in storage cupboards, opening into a welcoming hallway which provides stairs to the first floor and doors to the main reception areas. The living room extends to over 20ft and provides a wealth of space for a variety of furnishings, with a central fireplace creating a natural focal point. The room flows seamlessly into the dining room at the rear, with French doors leading directly out to the garden. The dining room comfortably accommodates a family-sized table and links neatly to the kitchen, making it well-suited for both everyday living and entertaining. The kitchen itself has been refitted with a modern range of wall and base level units, roll-edged work surfaces, and spaces for a variety of appliances. A stylish tiled floor continues into the rear extension, which also provides access to a cloakroom/WC and the garden.







#### First Floor:

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom, as well as stairs rising to the loft room. The master bedroom is a generous double with fitted wardrobes, as is the second bedroom, while the third bedroom is a well-sized single, also with a built-in wardrobe. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and walk-in bathtub. Above, the loft room offers excellent versatility, with potential use as a home office, hobby room or additional storage space, and includes access to eaves storage (note: not to current building regulations).



#### Outside:

Externally, the property continues to impress. To the front, an expansive block paved driveway provides parking for four to five cars, with a shared drive to the side leading to the garage at the rear. The garage is accessed via double doors and includes a useful store area at the rear with courtesy door to the garden. The southerly facing rear garden is a wonderful outdoor retreat, featuring a covered patio area, generous lawn, mature shrub borders and, at the far end, two timber sheds and a greenhouse. This well-established outside space provides both practicality and a tranquil setting for family living and summer entertaining.



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: 1343 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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