



Hockliffe Road

Leighton Buzzard, LU7 3FF

Price £325,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this impressive two bedroom period home conveniently located within walking distance of the Town Centre. The property is presented to the market in excellent order and provides surprisingly spacious accommodation comprising: Entrance hallway, 22ft lounge/dining room, refitted kitchen, two double bedrooms and a large refitted first floor bathroom. Additional benefits include double glazed windows, gas heating, store room and 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:

Upon entering the property, you are welcomed by a light and inviting entrance hall with stairs rising to the first floor and a door leading into the open plan lounge/dining room. This versatile reception space retains plenty of period charm while offering the flexibility for a range of furniture arrangements. The lounge area sits to the front and benefits from a bay window, allowing natural light to flood the space, while the dining area sits to the rear and enjoys views of the garden. A useful built-in cupboard sits under the stairs, providing valuable storage. The refitted kitchen is located to the rear of the property and is fitted with a stylish range of modern shaker-style wall and base level units, complemented by wood-effect work surfaces. Integrated appliances include a dishwasher, oven and hob, with additional space for a washing machine and fridge freezer. A door provides direct access to the rear garden.





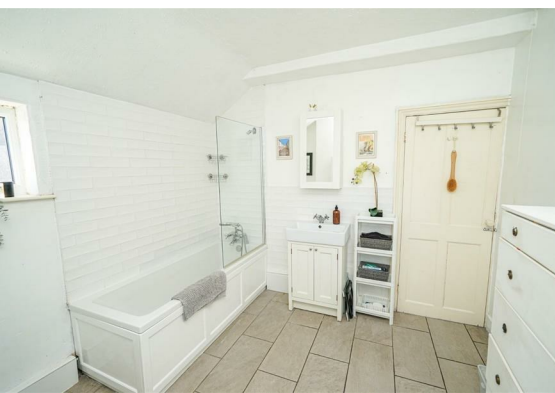
First Floor:

To the first floor, a generous landing provides access to both bedrooms and the family bathroom. The master bedroom is particularly impressive, stretching the width of the property and enjoying a front aspect bay window. Fitted wardrobes offer ample storage. The second bedroom is also a well-proportioned double room, overlooking the garden. The family bathroom is larger than average and has been refitted with a three-piece suite comprising a low level WC, vanity wash hand basin, and a panel bath with shower over, finished with contemporary tiling.



Outside:

Externally, the property continues to impress. The front garden features a neat pathway to the front door, bordered by a low brick wall and well-maintained planting. A shared side passage provides access to the private rear garden, which is mainly laid to lawn with a paved patio area and mature shrubbery. Two brick-built outbuildings provide excellent storage options or potential for conversion (STPP).



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: 993 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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