

Hockliffe Road

Leighton Buzzard, LU7 3FL

Guide Price £275,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this two bedroom semi detached home, located just a short walk from the Town Centre. The property is presented to the market in good decorative order with accommodation comprising; Entrance hallway, living room/dining room, kitchen, two double bedrooms and family bathroom. Additional benefits include double glazing (where stated), gas heating, driveway parking for two cars, gated courtyard and a rear garden. Viewing is highly recommended.

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.

























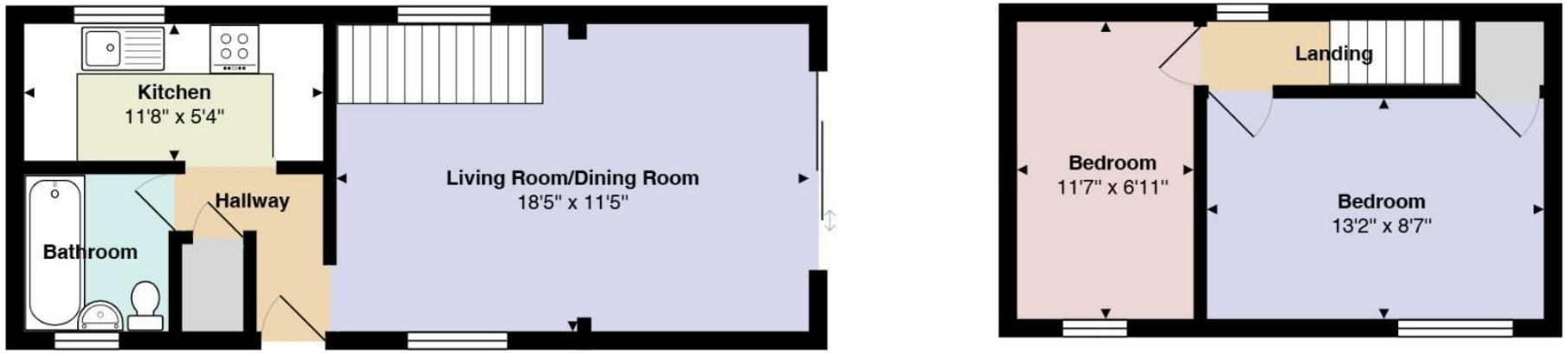
Ground Floor:
Enter via the front door into a spacious hallway which provides access to the living room, kitchen and family bathroom. The ground floor features a welcoming living/dining area, which has access to the rear garden. Stairs to the first floor is accessed from the space. A fitted kitchen has ample storage and workspace, there is space for a range of white goods to suit all needs and a conveniently located family bathroom which comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

First Floor:
Upstairs, the property offers two well-proportioned bedrooms, both enjoying good levels of natural light and providing comfortable accommodation for a range of buyers. The master bedroom has a built in cupboard which is perfect for storage. Additionally there is a cupboard over the stairs.

Outside:
Externally, the property benefits from driveway parking to the front, providing valuable off-road parking. There is a gate which leads through to a courtyard garden, which provides a tranquil private setting. To the rear, an enclosed garden creates an ideal space for outdoor dining or entertaining. It is mainly laid to lawn with a patio area which is perfect for 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: 604 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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