

Manor Avenue

Hockliffe Leighton Buzzard, LU7 9LW

Offers In Excess Of £425,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this modern four bedroom family home located in the highly regarded village of Hockliffe. The property is presented to the market in excellent order with accommodation comprising: Entrance hallway, cloakroom/WC, refitted kitchen/dining room, living room, one double bedroom with ensuite on the first floor, three bedrooms on the top floor and family bathroom. Additional benefits include double glazing, LPG gas heating, south facing rear garden and driveway parking for one car with potential for more parking to the side. Viewing is highly recommended.

Location:

The historic village of Hockliffe remains an exceptionally popular location for families looking for excellent transport links, whilst retaining a village feel with many historic and listed buildings. The village boasts amenities such as schooling, a local convenience store and restaurants. The road links are second to none, with access to the A5 which leads to the nearby towns of Aylesbury and Milton Keynes, a direct road link to the Georgian village of Woburn with it's numerous attractions, and the nearby junction 11A of the M1 providing access to London and the north. Additionally, the mainline train station in Leighton Buzzard provides regular trains to London Euston in as little at 30 minutes. The village also enjoys a close proximity to a number of outstanding country parks and woods, including Linslade Wood, Tiddenfoot Waterside Park, the picturesque 400 acre Rushmere Country Park and the grand Woburn Estate and Deer Park.

Ground Floor:

The ground floor provides a welcoming entrance hallway leading through to a generous refitted kitchen/diner, which offers an excellent space for everyday family life and entertaining. There is integrated white goods which makes a handy addition, with dual aspect windows allowing for an abundance of light to flow through. There is a roomy storage cupboard which houses the boiler. A rear door leads to the generous rear garden. A useful cloakroom/WC, comprises of a low level wc and vanity hand wash basin. The garage has been temporarily converted into a separate store space to the front with an additional room currently arranged as a salon. The space can provide flexibility for those working from home or requiring a playroom, hobby room or occasional guest space.

























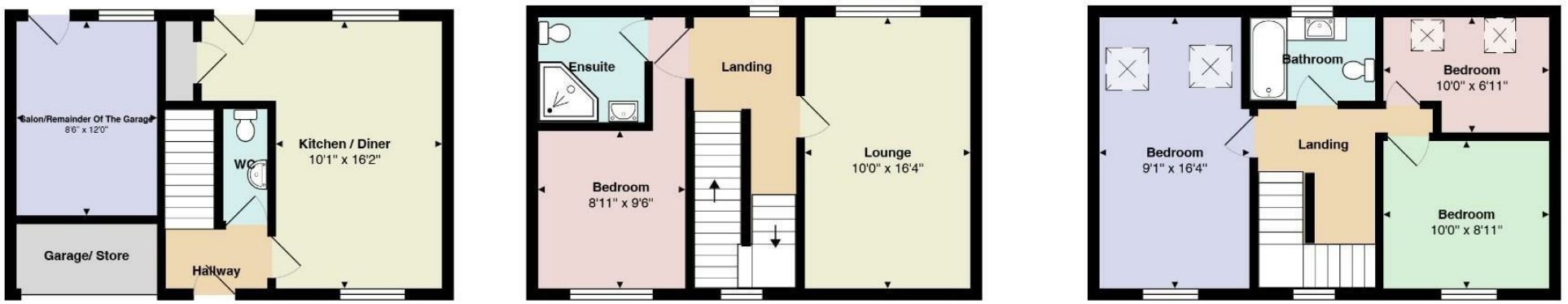
First Floor:
The first floor is particularly well arranged, with a generous living room on this floor, you can easily arrange furniture to suit all needs. A double bedroom with its own en-suite shower room, would make an excellent master bedroom or guest suite. The refitted ensuite comprises of a low level wc, vanity hand wash bason and shower. The central landing with stairs continuing to the second floor.

Second Floor:
The second floor provides three further bedrooms, together with a family bathroom. The master bedroom spans with width of the property, making it a generous space for a range of furniture. The remaining bedrooms offer a variety of uses depending on individual requirements, making this a particularly adaptable home for a growing family. The rear bedroom has two skylights which provides a bright and airy feel and is currently a walk in wardrobe. The bedroom to the front is currently used as a nursery but would make an excellent study if required.

Outside:
Outside, the property benefits from a driveway space for one car with potential for further parking to the side if required. The remainder is mostly laid to lawn with mature shrubbery and a paved path leading to the front door.The generous walled rear garden is southerly facing, it is mostly laid to lawn, there is a paved patio area which is perfect for entertaining. A side gate provides access to grassland which can be additional parking if required.

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: 1289 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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