



Hockliffe Road  
Leighton Buzzard, LU7  
Price £325,000



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# Hockliffe Road, Leighton Buzzard, LU7 3FN

We are delighted to offer for sale with no upper chain this charming two bedroom period home and located on this popular road which is within walking distance of the Town Centre. The property provides spacious accommodation comprising: Entrance hallway, lounge, dining room, kitchen, two double bedrooms and family bathroom. Additional benefits include double glazed windows, gas heating and a mature garden. Viewing is highly recommended. \* Some archived photos used.

## 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 its 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:

The property is accessed via the front door into a welcoming hallway. The front reception room boasts an attractive bay window and provides generous space for a range of living room furniture. The separate dining room offers excellent entertaining space and flows seamlessly into the well appointed kitchen. The kitchen features an extensive range of wall and base units, integrated hob and oven, plus under counter fridge and freezer. A substantial under stairs storage cupboard provides excellent pantry potential.

## First Floor:

The landing provides access to two generously proportioned bedrooms and a four-piece family bathroom. The master bedroom benefits from the front aspect and built-in wardrobes, while the second bedroom offers versatility as

either a comfortable double guest room or home office, which enjoys excellent natural light from the rear facing window. The four piece bathroom is comprehensively fitted with low-level WC, wash hand basin, panelled bath and separate shower cubicle.

## Outside:

To the front there is a wall to the boundary and a path leading to the front door. An alleyway provides access to the rear. The mature rear garden is a generous length, featuring a paved patio area with the remainder laid mainly to lawn.

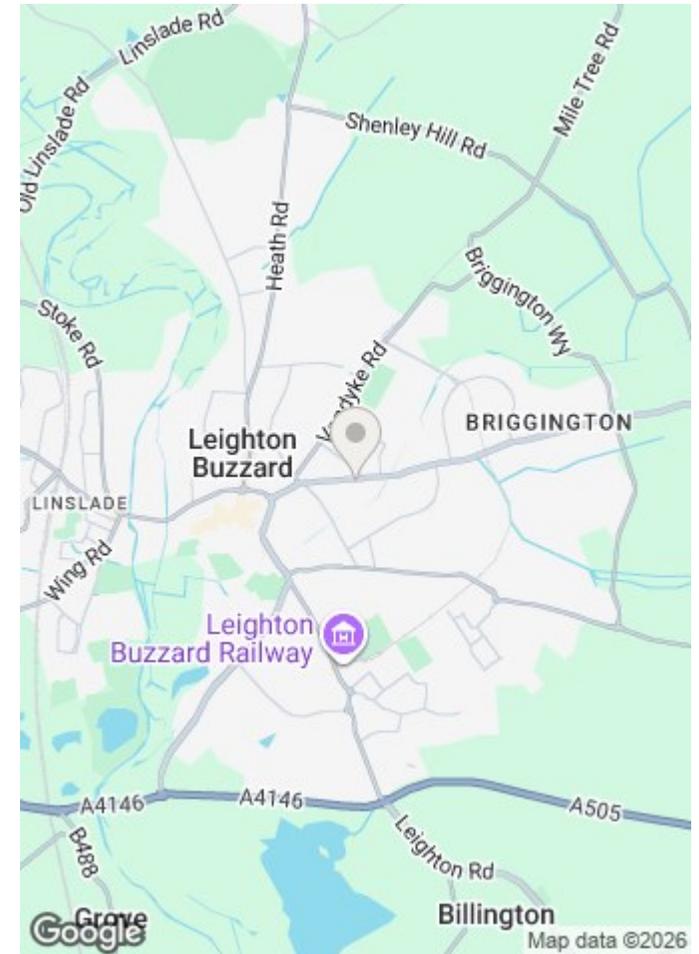
## Floor Plan



Total Area: 885 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Map



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