

Hockliffe Road

Leighton Buzzard, LU7 3FF

Offers In Excess Of £270,000

2 | 1 | 1 | D

QUARTERS
YOUR NEXT MOVE

Hockliffe Road

Leighton Buzzard, LU7 3FF

We are delighted to offer for sale this two bedroom end of terrace home, ideally situated within walking distance of Leighton Buzzard town centre and local amenities. The property offers well proportioned accommodation with further potential to enhance, comprising an entrance porch, lounge, kitchen/dining room, rear lobby/utility area, store/workshop, two bedrooms and a first floor bathroom. Additional benefits include gas central heating, double glazing and a generous enclosed 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:

The property is entered via an entrance porch which leads into the lounge. The lounge is a comfortable reception room with space for a variety of furniture arrangements, centred around a feature fireplace which provides a focal point to the room. To the rear of the property is the kitchen/dining room, a well proportioned space with room for a dining table, making it suitable for everyday family use. The kitchen is fitted with a range of wall and base level units with work surfaces over and provides space for appliances. A door leads through to the rear lobby/utility area, which offers additional practical space and provides access to the rear garden, a door leading to the front of the property and a further store/workshop. The store/workshop offers excellent potential for use as a home office or additional reception space, subject to requirements. Beyond this is a further outbuilding accessed from the garden, providing additional storage.

























First Floor:
The first floor landing provides access to both bedrooms and the family bathroom. Bedroom one is a generous double room positioned to the front of the property with space for bedroom furniture and fitted wardrobes to one wall, as well as a built-in storage cupboard which houses the central heating boiler. Bedroom two is a single bedroom, ideal for use as a child's room, guest room or study. The bathroom is fitted with a suite comprising a low level WC, wash hand basin and bath with shower over, with the room finished nicely with tiling to water sensitive areas.

Outside:
To the front of the property is a small frontage with a path leading to the entrance. A passage to the side leads to access - via the lobby - through to the rear garden. The rear garden is a particularly good size and fully enclosed, providing a private outdoor space with scope for landscaping or further improvement. The garden also includes useful outbuildings for storage.

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: 752 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk