

Hockliffe Road

Leighton Buzzard, LU7 3FN

Guide Price £350,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this well presented three bedroom end of terrace family home, conveniently situated within walking distance of Leighton Buzzard town centre and the mainline train station. The property offers bright and well balanced accommodation with an open plan ground floor layout ideally suited to modern living, alongside a refitted kitchen/dining room, garage and a private garden space positioned behind the garage. Viewing is highly recommended.

Location:

Hockliffe Road is ideally positioned for access to Leighton Buzzard town centre, offering a wide range of shops, restaurants and everyday amenities. The property is also within walking distance of the mainline station, providing direct services into London Euston, making it particularly appealing for commuters. Local schooling, parks and road links via the A5 and M1 are also easily accessible.

Ground Floor:

The property is entered via an entrance hall which opens directly into the lounge, immediately creating a bright and open feel to the accommodation. Engineered wood flooring runs throughout the ground floor, providing a smart and cohesive finish. The lounge is a well proportioned reception room with ample space for a variety of furniture arrangements, while a feature wall creates a natural focal point and ideal position for media furniture. The space flows openly into the kitchen/dining room which spans the rear of the property, creating a sociable and practical environment for both everyday living and entertaining. The kitchen has been refitted with a stylish range of shaker style wall and base level units with integrated appliances including a washing machine, fridge freezer, oven and four ring gas hob with extractor over. There is also ample space for a dining table, while a courtesy door provides side access.

























First Floor:
The first floor provides three bedrooms and the family bathroom. There are two well proportioned double bedrooms alongside a good sized single room, offering flexibility for family living, guests or home working. The rear double bedroom benefits from a built-in wardrobe, while loft access is positioned within the front bedroom. The generous family bathroom completes the accommodation and is fitted with a three piece suite.

Outside:
To the front, the property is approached via a pathway leading to the entrance with a low boundary wall enhancing the frontage. Side access leads through to the garage, which is accessed via an up and over garage door. Uniquely, the garden is positioned separately behind the garage, creating a tucked away and private outdoor space. A courtesy door from the garage opens directly onto a raised patio area, with the remainder of the garden laid mainly to lawn, providing an excellent environment for outdoor seating, entertaining or recreation.

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: 764 ft² (excluding garage)

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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