



Birchs Close

Hockliffe Leighton Buzzard, LU7 9LU

Offers In Excess Of £350,000



3



1



1



E



QUARTERS

YOUR NEXT MOVE

Birchs Close

Hockliffe Leighton Buzzard, LU7 9LU

We are delighted to offer for sale with no upper chain this spacious three bedroom semi-detached family home, nestled in a peaceful cul-de-sac in the sought-after village of Hockliffe. Offering generous living accommodation, a sun room overlooking the private rear garden, a substantial double garage, and ample driveway parking, this spacious home presents an excellent opportunity for buyers looking to personalise and modernise a property to their own taste. 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 its 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 as 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 property is entered via a welcoming porch, which leads into a bright hallway with wood-effect flooring continuing into the main living spaces. Stairs rise to the first floor, with doors off the hallway to the spacious lounge and the kitchen/dining room. The lounge enjoys a pleasant outlook and features double glazed doors opening to the sun room, providing a natural flow of light and space. The sun room, constructed with a brick base and an insulated roof, is ideal as a garden-facing sitting area, with French doors opening onto the rear garden. This additional reception space offers flexibility for a variety of uses year-round. The dual aspect kitchen/dining room runs front to rear and offers a range of fitted wall and base level units with roll-edged work surfaces. Integrated appliances include a dishwasher, double oven and hob with hood over, while there are additional spaces for a washing machine and fridge freezer. The generous size allows for a family dining table, and a courtesy door leads to the driveway. An understairs cupboard provides useful storage.





First Floor:

Upstairs, the first floor landing gives access to three well-proportioned bedrooms and the family bathroom, along with an airing cupboard and loft access. The two rear-facing double bedrooms enjoy garden views, while the third bedroom faces the front aspect. The family bathroom is fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panel bath with shower over, with tiling to water sensitive areas.

Outside:

Externally, the property sits on a generous plot with a large driveway extending to the side, providing off-road parking for multiple vehicles. The double garage, with an automatic roller door, power and lighting, includes a partitioned storage area, ideal for workshop or garden equipment. The private rear garden enjoys a paved patio, established lawn and mature shrubbery to the borders, offering excellent scope for landscaping.



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: 1019 ft² (excluding garage, store)

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