



Hockliffe Road

Leighton Buzzard, LU7 3FN

Guide Price £375,000

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 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale this deceptively spacious three bedroom period home. It is set in this popular road within easy walking distance of the Market Town Centre. The property is in good order and provides generous accommodation comprising: Entrance hall, lounge/dining room, kitchen, downstairs bathroom, cellar, three bedrooms and a upstairs shower room. Additional benefits include gas heating and a generous private rear garden. Viewing is highly recommended to appreciate the generous space this property offers.

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:

Enter through the double-glazed front door into a welcoming hallway with access to the main reception areas and stairs to the first floor. The spacious lounge benefits from excellent natural light courtesy of double-glazed bay windows and provides ample space for a full range of living room furniture. The dining area flows seamlessly from the lounge, creating an open-plan feel, with convenient access to both the kitchen and rear garden. The well-appointed kitchen features a comprehensive range of wall and base units with integrated pantry storage beneath the stairs. There's generous space for utility appliances, while a useful cellar accessible via door in the floor provides additional storage with power supply. A four-piece family bathroom completes the ground floor, comprising pedestal wash basin, low-level WC, bath, and separate shower cubicle.





First Floor:

The landing provides access to three bedrooms and an upstairs shower room and an airing cupboard which provides useful storage. The master bedroom enjoys a front aspect with space for a full suite of bedroom furniture and features an attractive decorative fireplace. The second bedroom makes an excellent double guest room with pleasant rear garden views, The third bedroom is ideally suited as a study or single guest room and benefits from direct access to its own ensuite shower room, fitted with low-level WC, pedestal basin, and shower.

Outside:

The rear garden is thoughtfully designed with patio areas and established flower beds, complemented by an outbuilding for garden storage. A side gate provides convenient front access.



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: 1082 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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