Hockliffe Road

Leighton Buzzard, LU7 3FN

Guide Price £325,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this two bedroom terrace period home with loft room, located just a short walk from the Town Centre. The property is presented to the market in good decorative order with accommodation comprising; Entrance hallway, lounge, dining room, kitchen, utility room, two double bedrooms, upstairs bathroom and loft room. Additional benefits include double glazing (where stated), gas heating and garden. Viewing is highly recommended.

Location:

Hockliffe Road is a mature residential setting within easy walking distance of Leighton Buzzard town centre and its range of shops, restaurants, and amenities. Families will appreciate the proximity to well-regarded local schooling, while commuters benefit from excellent transport links, with the mainline station offering fast services to London Euston in as little as 30 minutes. The nearby road network also provides convenient access to the M1 motorway and A5. For leisure time, the property is ideally placed to enjoy local parks, countryside walks, and the Grand U

Ground Floor:

The property is entered via a welcoming hallway which leads through to a bright and comfortable lounge, positioned to the front with a pleasant bay window. Beyond, a spacious dining room provides an excellent entertaining space and flows naturally into the kitchen, creating a sociable layout ideal for modern lifestyles. Stairs to the first floor are off the dining room.The kitchen itself is well arranged with a range of units and access through to a useful utility room at the rear, offering additional storage and workspace. There is a door which leads to the rear garden.

Second Floor:
The first floor landing gives access to two well-proportioned double bedrooms, including a generous master bedroom and a further comfortable second bedroom. A family bathroom is also located on this level, fitted with a four piece suite comprising of a low level WC, vanity hand wash basin and shower.

Loft Room:
Stairs lead to a versatile loft room, with skylights which provide an ideal space for a home office, hobby room or occasional guest accommodation, adding further flexibility to the home.

Outside:
Externally, the property benefits from a generous rear garden, offering potential for outdoor seating and entertaining. The home also enjoys a practical layout throughout, making it well suited to both first time buyers and those looking to upsize within a character property.

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: 1013 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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