



Hockliffe Road

Leighton Buzzard, LU7 3XL

Price £269,500

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**QUARTERS**  
YOUR NEXT MOVE

## Hockliffe Road

Leighton Buzzard, LU7 3XL

We are delighted to offer for sale with no upper chain this three bedroom family home, situated on this mature residential development. The property is in good order and provides spacious accommodation comprising: Entrance hallway, living room, kitchen/dining room, three generous bedrooms, WC and family bathroom. Additional benefits include double glazing, outdoor store, gas heating and a private rear garden. Viewing is highly recommended.

### Location:

### Ground Floor:

The ground floor accommodation is arranged around a welcoming entrance hallway which is perfect for coats and shoes, which leads through to a comfortable living room, providing a bright and inviting space for everyday relaxation. To the rear, a spacious kitchen/diner offers ample room for both cooking and dining, creating a sociable hub of the home with scope to enhance or reconfigure to suit individual tastes.

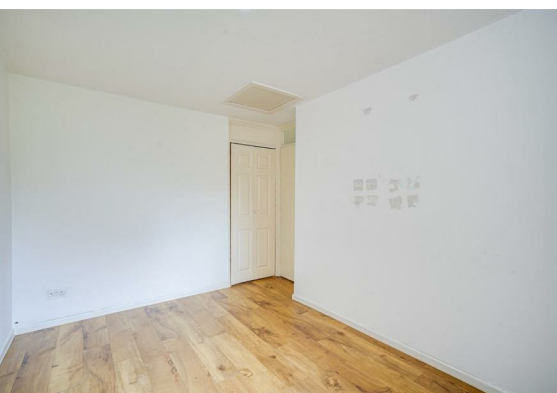
### First Floor:

The first floor comprises three good sized bedrooms, The master bedroom is to the front and benefits from a fitted wardrobe. Two further bedrooms offer flexible accommodation for families, guests, or home working. A family bathroom which comprises of a panel bath with power shower and vanity hand wash basin serves the bedrooms, complemented by the convenience of a separate WC.

### Outside:

Externally, the property benefits from a private rear garden, with a paved patio





area and the remainder is laid to lawn. An outdoor store provides excellent garden 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 purchaser's 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: 856 ft<sup>2</sup>

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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