



Hockliffe Road
Leighton Buzzard, LU7 3FN

Price £350,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for this well presented period property. Situated on the ever-popular Hockliffe Road, this well proportioned three bedroom terraced home offers spacious and versatile accommodation arranged over two floors, ideally suited to first time buyers, growing families or investors. The property enjoys a highly convenient position within walking distance of the town centre, local schooling and the mainline railway station with direct links to London Euston. Viewing is highly recommend.

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 it's 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:

The ground floor is accessed via an entrance hall leading into a bright and airy lounge which flows seamlessly through to the dining area, creating an excellent open-plan reception space ideal for both everyday family life and entertaining. To the rear of the property is a separate kitchen/breakfast room, offering ample work surface and storage along with space for a breakfast table. A door from the kitchen provides direct access out to the rear garden.

First Floor:

Upstairs, the property offers three well proportioned bedrooms, including two comfortable doubles and a further single bedroom which would also lend itself well as a home office or nursery. A family bathroom serves the first floor and comprises of a low level WC, vanity hand wash basin and panel bath with shower over.



Outside:

The rear garden provides a private outdoor space, ideal for relaxing or entertaining, with scope for personalisation. To the front, the property is set back from the road with a gravel area.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 877 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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