

HUNTERS[®]

HERE TO GET *you* THERE



Hockliffe Road

Leighton Buzzard, LU7 3FF

Offers In Excess Of £350,000



Council Tax: C



31 Hockliffe Road

Leighton Buzzard, LU7 3FF

Offers In Excess Of £350,000



- **THREE BEDROOM FAMILY HOME**
- **UTILITY ROOM**
- **WELL PRESENTED**
- **ENCLOSED GARDEN**
- **TOWN CENTRE LOCATION**
- **NO ONWARD CHAIN**
- **CELLAR**
- **CLOSE PROXIMITY TO MAINLINE STATION**
- **LOUNGE and DINING ROOM**
- **EPC - D**

A spacious three-bedroom terraced home, ideally situated within easy reach of Leighton Buzzard town centre, local amenities, and well-regarded schools. Offered to the market with no onward chain.

The accommodation comprises three generously sized bedrooms, a family bathroom, a bright and comfortable living room, a separate dining room, a fitted kitchen, a useful utility room, and a cellar providing additional storage.

Externally, the property benefits from a fully enclosed rear garden, offering a private outdoor space ideal for relaxing or entertaining.

Benefitting from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.



Road Map



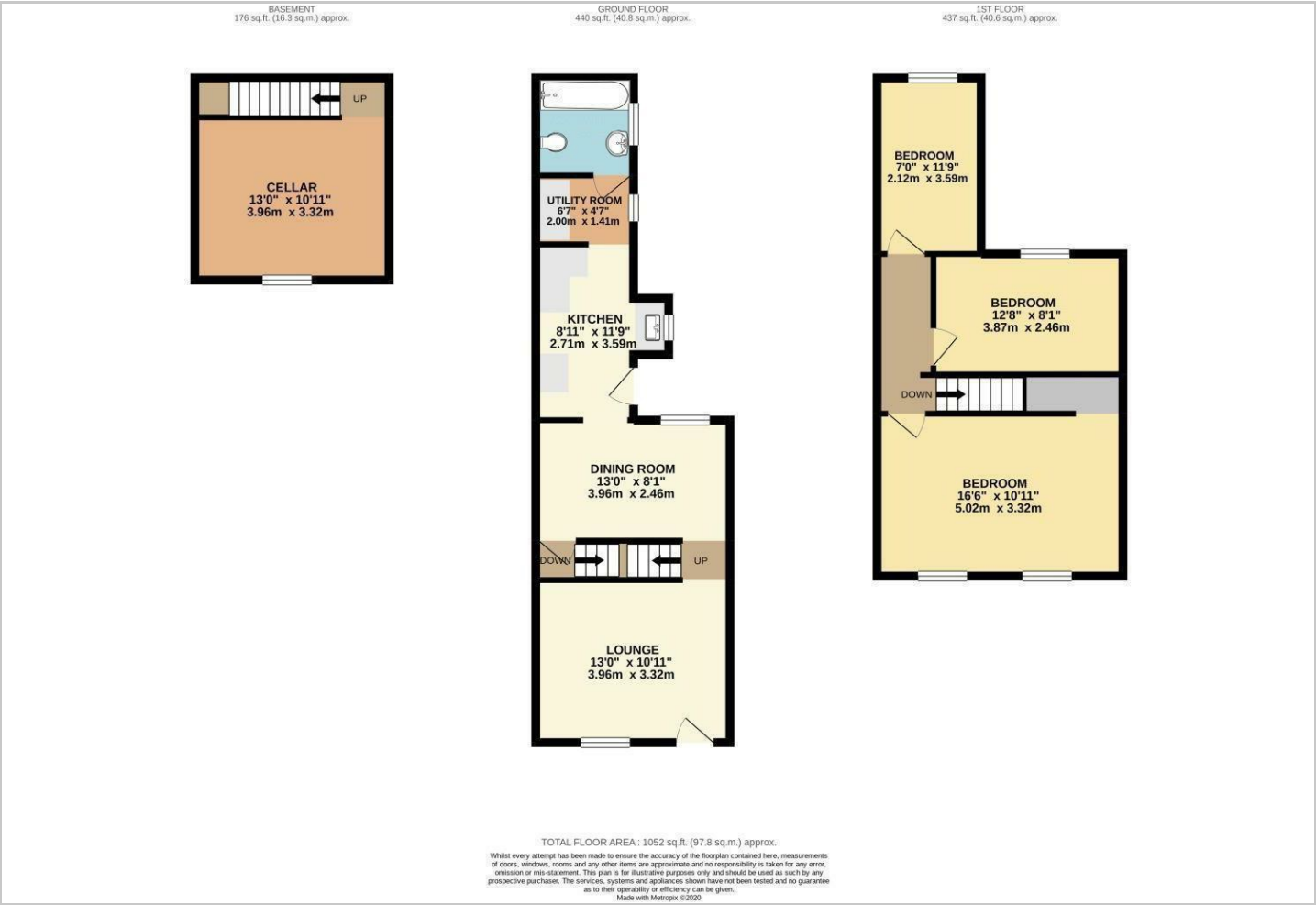
Hybrid Map



Terrain Map



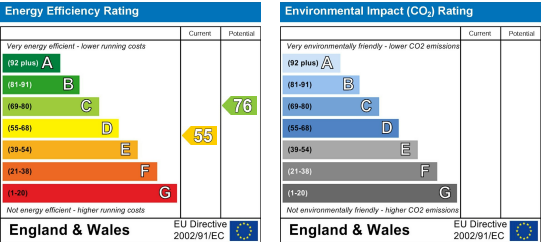
Floor Plan



Viewing

Please contact our Hunters Leighton Buzzard Office on 01525 300899 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.