



Manor Avenue, Hockliffe

LU7 9LW

Guide Price £335,000



Manor Avenue, Hockliffe

DESCRIPTION

Hunters are delighted to offer this beautifully presented three bedroom semi-detached family home, located in the village of Hockliffe.

The property comprises; entrance hall, cloakroom, kitchen/diner and lounge with doors to the garden. Upstairs there are three bedrooms with an en-suite to the main bedroom and family bathroom.

Externally there is a enclosed landscaped garden with rear access to the driveway parking and garage.

Hockliffe has become a popular village which offers transport links via the A5 and junctions 11a and 12 of the M1, plus the train station in Leighton Buzzard.



ROOMS

Entrance hall
Entrance via composite part glazed door. Coir matting. Amtico flooring. Radiator. Stairs rising to the first floor.

Cloakroom
White two piece suite comprising; Wash hand basin. W.C. Part tiled walls. Amtico flooring. Radiator. Double glazed opaque window to front aspect.

Kitchen/Diner
A range of wall and base units with worktop over. Stainless steel sink. Integrated oven with four ring electric hob and extractor above. Integrated fridge freezer and dishwasher. Space for washing machine. Radiator. Tiled flooring. Bay window to front aspect.

Lounge
Amtico flooring. Radiator. Double glazed window to rear aspect. Double glazed patio doors to garden.

Landing
Fitted carpet. Airing cupboard. Access to partly boarded loft.

Bedroom One
Fitted carpet. Radiator. Double glazed window to front aspect.

En-suite
White three piece suite comprising; Shower. Wash hand basin. W.C. Radiator. Shaver point. Double glazed opaque window to front aspect.

Bedroom Two
Fitted carpet. Radiator. Double glazed window to rear aspect.

Bedroom Three
Fitted carpet. Radiator. Double glazed window to rear aspect.

Bathroom
White three piece suite comprising; Panelled bath with shower attachment. Wash hand basin. W.C. Shaver point. Part tiled walls. Vinyl flooring. Radiator.

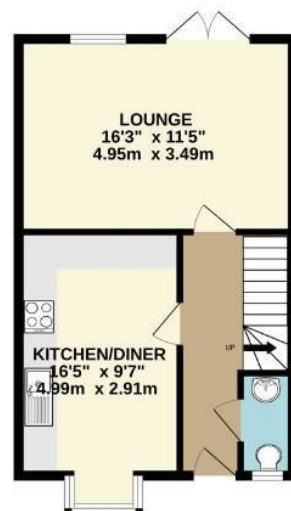
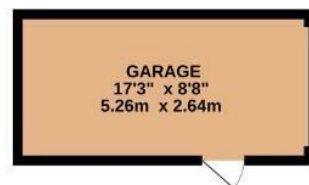
Frontage
Pathway leading to front door. Gravelled area and laid to lawn. Outside lighting.

Garden
Paved patio areas with laid to lawn. Sleeper flower beds. Fully enclosed with gated rear access. Outside tap and lighting. External socket.

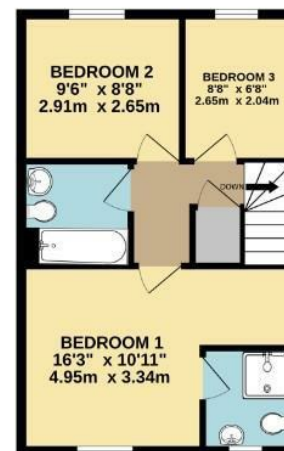
Garage
Up and over door. Power and lighting. Personal door to garden. Driveway parking to the front of garage.



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

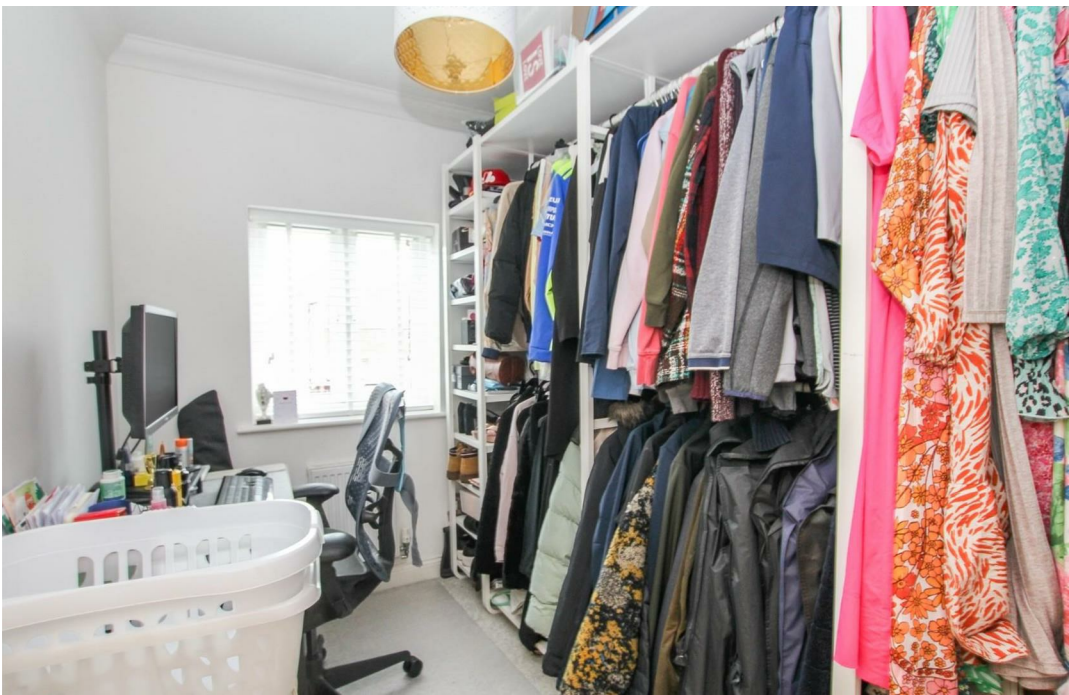


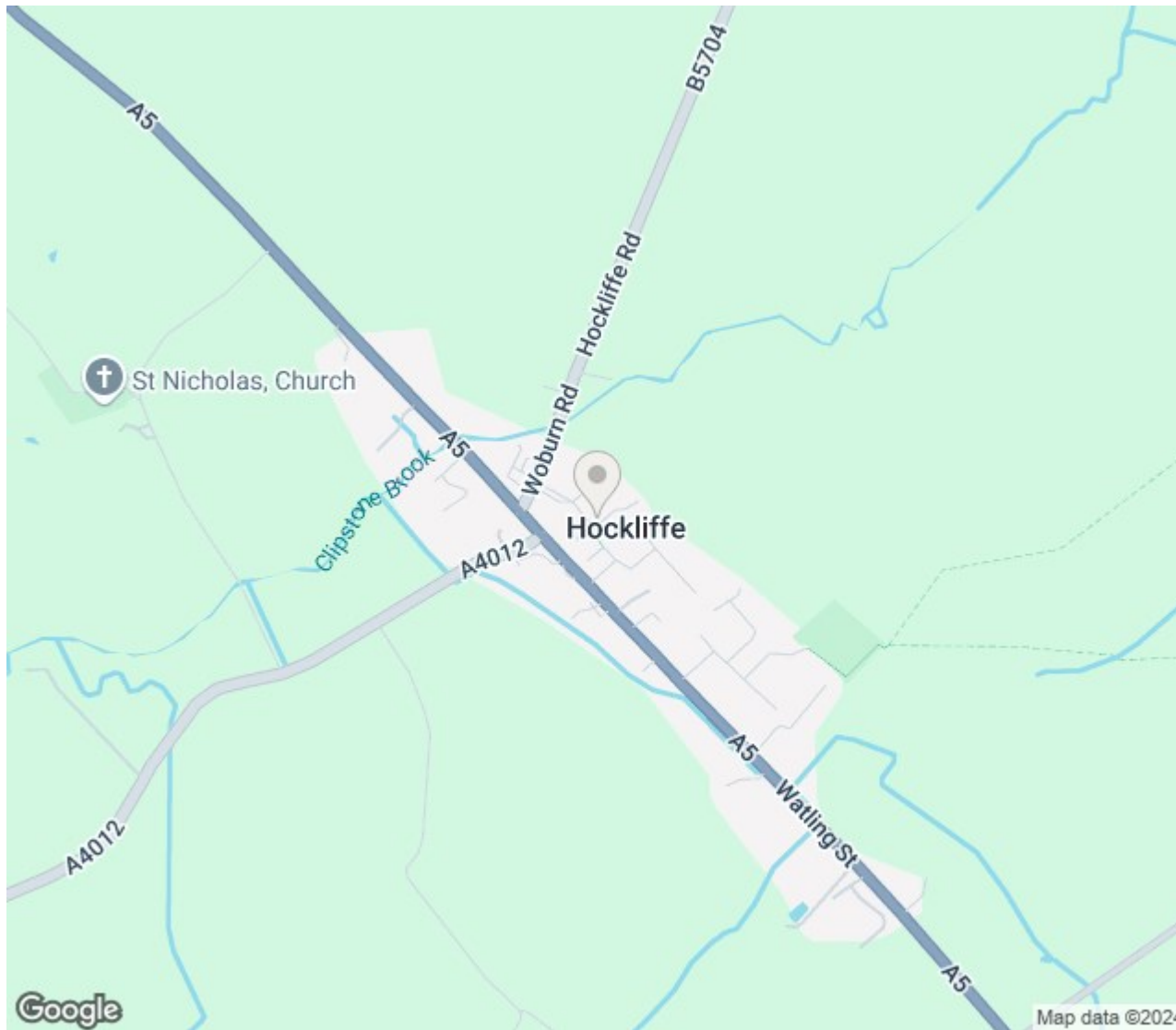
1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.

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