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20 Birchs Close, Hockliffe, Leighton Buzzard, LU7 9LU

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Guide Price £300,000

- THREE BEDROOM FAMILY HOME
- KITCHEN DINING ROOM
- WELL PRESENTED
- OUTBUILDING/UTILITY
- VILLAGE LOCATION
- EXTENDED LOUNGE
- DOWNSTAIRS CLOAKROOM
- GENEROUS SIZED REAR GARDEN
- DRIVEWAY PARKING
- NO UPPER CHAIN

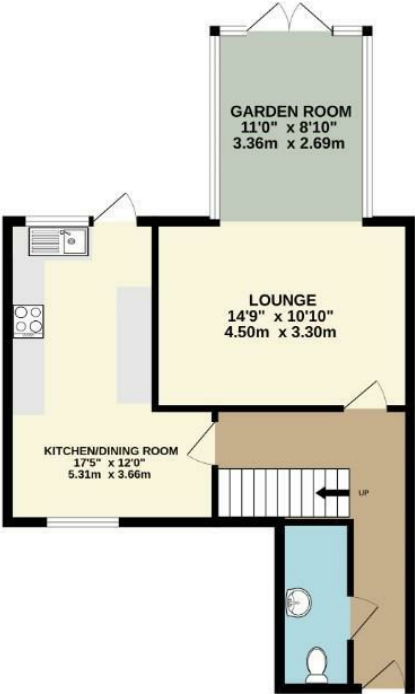
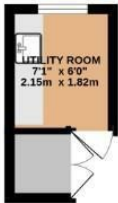
Hunters are pleased to offer this well presented and spacious three bedroom family home, located within the village of Hockliffe and offered with NO UPPER CHAIN.

The property comprises; entrance hall, cloakroom, kitchen dining room and a lounge with added garden room. Upstairs there are three bedrooms with the main bedroom having a walk in shower, making it an ideal place to incorporate an en-suite. There is also a family bathroom with separate WC.

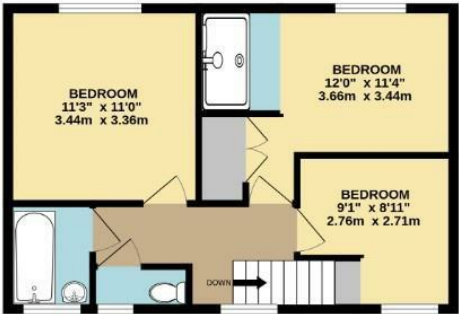
Outside is a generous sized rear garden with paved patio seating area. There is also an outbuilding/utility room and driveway parking to the front.

Hunters Leighton Buzzard 11 Bridge Street, Leighton Buzzard, LU7 1AH | 01525 300899
leightonbuzzard@hunters.com | www.hunters.com

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



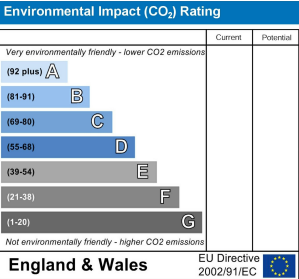
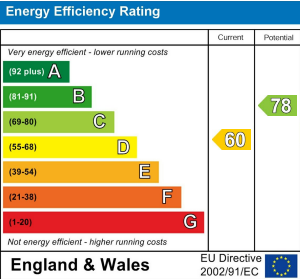
1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 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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Entrance Hall

Entrance via composite part glazed door. Amtico flooring. Radiator. Storage cupboard under stairs. Stairs rising to first floor.

Cloakroom

White two piece suite comprising; W.C. Wash hand basin. Electric radiator. Amtico flooring. Double glazed opaque window to front aspect.

Lounge/Garden Room

Amtico flooring. Radiator. Feature log burner. Double glazed windows to side and rear aspect. Patio doors to garden.

Kitchen/Diner

A range of wall and base units with worktop over. Stainless steel sink with drainer. Tiled splash back. Integrated oven and four ring electric hob with extractor above. Integrated dishwasher. Space for freestanding fridge/freezer. Amtico flooring. Two radiators. Double glazed window to front and side aspect. Composite part glazed door to garden.

Landing

Fitted carpet. Double glazed window to front aspect. Access to loft.

Bedroom One

Fitted carpet. Radiator. Walk in wet room showerl. Airing cupboard housing boiler. Double glazed windows to rear aspect.

Bedroom Two

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

Bedroom Three

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

Bathroom

White two piece suite comprising; Panelled bath with shower over. Wash hand basin. Part tiled walls. Amtico flooring. Radiator. Double glazed opaque window to front aspect.

W.C

Separate W.C to bathroom. Amtico flooring. Double glazed opaque window to front aspect.

Frontage

Driveway parking. Pathway leading to front door.


Garden

Paved patio with artificial lawn. Fully enclosed, surrounded by mature shrubs and trees. Gated side access. Two wooden sheds. External weatherproof socket.

Outbuilding/Utility

Tiled flooring. Window to rear aspect. Worktop with stainless steel sink. Space and plumbing for washing machine and tumble dryer.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	78
England & Wales	EU Directive 2002/91/EC	

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. 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.

