



Kensworth Road, Studham, LU6 2QF

Per month £2,750 Per month

A handsome and extended four bedroom detached character home situated in this rural position on Kensworth Road, Studham, with accommodation spanning in excess of 1300 sqft.

The layout includes a living room, family area, impressive 23ft kitchen/dining room, downstairs w/c, principal bedroom with en suite shower room, three further bedrooms and a refitted family bathroom.

Externally the property further benefits from an area of frontage providing driveway parking and a delightful private rear garden with a useful home office. Contact sole appointed letting agents Sears & Co to arrange a viewing. Unfurnished. Council tax band E. Available now.



Sears & Co

www.searsandco.co.uk call: 01442 254 100

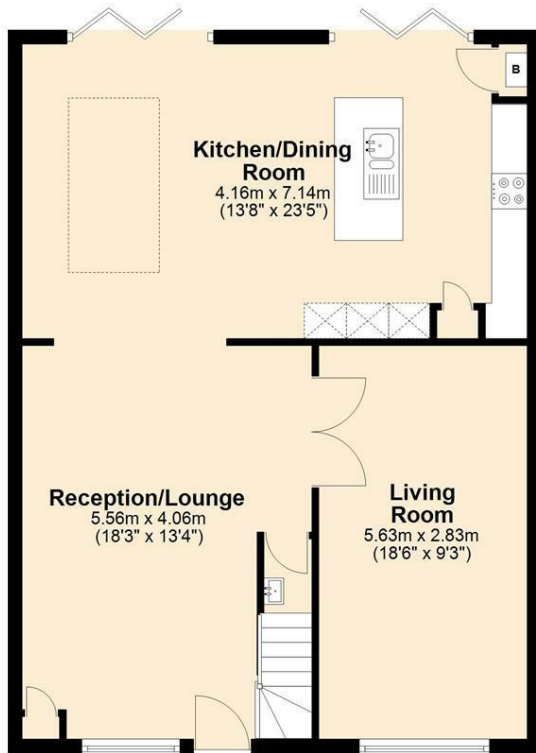


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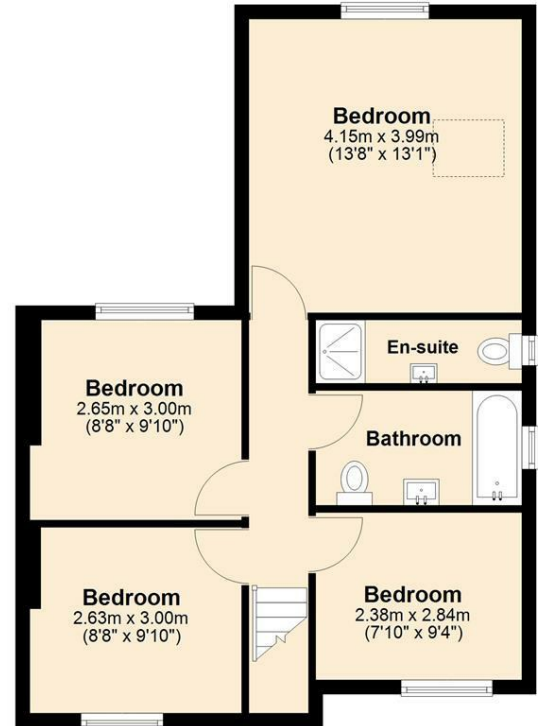
Ground Floor

Approx. 69.6 sq. metres (748.8 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



Total area: approx. 122.8 sq. metres (1321.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp. □

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Property Misdescriptions Act.

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Sears & Co

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