



**Church End, Edlesborough, LU6 2EP**  
**Asking price £575,000**

**Sears & Co**  
estate & letting agents



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**Sears & Co**

## \*\* NO UPPER SALES CHAIN \*\*

An impressive, extended, three/four bedroom family home with accommodation now spanning approximately 1800 SQFT, situated in a prominent position on Church End in the delightful village of Edlesborough.

The layout comprises an entrance hallway, sitting room, dining area, refitted kitchen, 21FT open plan living space, downstairs w/c, study/bedroom four, principal bedroom with dressing area and en suite bathroom, two further well proportioned bedrooms and a family bathroom. Externally the property further benefits from driveway parking, a detached garage and an exceptional rear garden. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Edlesborough, on the edge of Buckinghamshire, is a small, field-bound village at the foot of the Chiltern Hills. This Area of Outstanding Natural Beauty offers incredible trails, routes and pathways for walking, cycling and horse riding.

The nearby Ashridge Estate, Dunstable Downs and Whipsnade Zoo cater to an array of fantastic weekend days out, while Edlesborough has all you need on a daily basis, such as a doctors surgery and pharmacy, a dental practice, a Post Office, a florist, a hair and beauty salon, a pub and a café. The centres of Leighton Buzzard, Hemel Hempstead and Milton Keynes are accessible in 15-30 minutes for a comprehensive range of amenities and services.

The village green with a playground and sports courts/pitches has a Pavilion and Community Hub too, where there's a gym, a bar and a café/restaurant. The annual summer carnival presents classic cars, fairground rides and a dog show. For schooling, Edlesborough Primary Academy also has a pre-school.

### Front Door

#### Entrance Porch

Glazed window. Tiled flooring. Door to the hallway.

### Hallway

Radiator. Access to the study and the sitting room. Stairs to the first floor accommodation.

### Study

Double glazed window. Radiator. Exposed wood flooring. Fire Place.

### Sitting Room

Double glazed window to the front and side aspect. Radiator. Fire place. Access to the dining area.

### Dining Area

Double glazed window. Radiator. Tiled flooring. Open plan to the kitchen and living space.

### Kitchen/Breakfast Room

Refitted with a range of eye and base level units with wood work surfaces over also forming a breakfast bar. Free standing range oven. Integrated dishwasher. Space for a free standing fridge freezer. Double butler style sink with mixer tap. Tiling to splash back areas. Tiled flooring. Recessed down lighting. Radiator. Under stairs storage cupboard. Utility cupboard with space for a stacked washing machine and tumble dryer. Access to the downstairs w/c.

### Downstairs W/C

Fitted with a low level w/c and a wall mounted wash hand basin with tiled splash back. Radiator. Tiled flooring. Extractor fan.

### Open Plan Living Space

Double glazed bi folding doors leading to the garden. Three double glazed windows. Skylight. Recessed down lighting. Tiled flooring. Under floor heating.

### First Floor Landing

Access to all bedrooms and the family bathroom.

### Principal Bedroom

Double glazed window. Radiator. Access to the dressing area.

### Dressing Area

Velux style window. Free standing wardrobes. Radiator. Access to the loft and access to the en suite bathroom.

### En Suite Bathroom

Double glazed window. Fitted with a panel enclosed bath with shower attachment, pedestal wash hand basin and a low level w/c. Heated towel rail. Tiled flooring. Partially tiled walls. Recessed down lighting. Extractor fan. Shaver point.

### Bedroom

Double glazed window. Radiator. Store cupboard.

### Bedroom

Double glazed window. Radiator. Store cupboard.

### Family Bathroom

Double glazed window. Fitted with a panel enclosed bath with shower attachment, pedestal wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Recessed down lighting. Heated towel rail. Shaver point. Airing cupboard.

### To The Front

An area of partially enclosed frontage laid with tarmac style surfacing extending to an area of hard standing to the side of the property providing driveway parking. Further area of front garden. Pathway to the front door.

### To The Rear

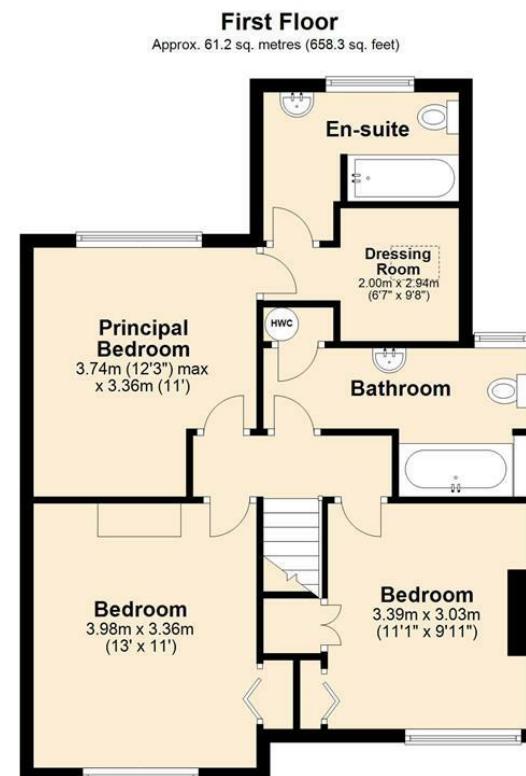
A private garden laid with an area of patio leading to a further area of lawn with some mature borders and planting. The garden is enclosed primarily by timber panel fencing and hedging. Access to a store area. Solar panels contributing to the hot water usage.

### Garage

Accessed via double doors to the front. Two windows. Power & lighting.







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. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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