



**Moor End Close, Edlesborough, LU6 2HP**  
**Asking price £500,000**

**Sears & Co**  
estate & letting agents



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

An exceptional example of an extended, four bedroom semi detached family home located on Moor End Close, Edlesborough, LU6.

Accommodation comprises an entrance hallway, spacious living area, dining area, modern kitchen with integrated appliances, utility room, w/c, four well proportioned first floor bedrooms and a refitted family bathroom. Externally the property further boasts driveway parking, an area of front garden, a garage and a private rear garden with views over and access to a tributary to the River Ouzel. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange your 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 Hallway

Double glazed frosted window. Built in door mat. Wood effect laminate flooring. Stairs rising to the first floor accommodation. Access into the living area.

### Living Area

Two double glazed windows. Wood effect laminate flooring. Under stair storage cupboard. Radiator. Open plan into the kitchen/dining area.

### Kitchen/Dining Area

Double glazed window. Double glazed bifolding doors leading to the garden. Fitted with a range of eye and base level units also forming a breakfast bar. Panelling to splash back areas. Integrated oven with gas hob and extractor over. Integrated low level fridge and freezer. Integrated dishwasher. Stainless steel sink with drainer unit and mixer tap. Radiator. Wood effect laminate flooring. Recessed down lighting in kitchen area. Access into the utility room.

### Utility Room

Double glazed door leading to the garden. Tiled flooring. An area of workspace. Space for a washing machine. Storage cupboard. Access into the kitchen area, garage and W/C.

### W/C

Double glazed window. Low level w/c. Cabinet enclosed wash hand basin. Chrome heated towel rail. Tiled flooring. Half tiled walls.

### First Floor Landing

Access via pull down ladder into the part boarded loft. Access into the family bathroom. Access into all bedrooms.

### Bedroom One

Double glazed window. Radiator.

### Bedroom Two

Double glazed window. Radiator.

### Bedroom Three

Double glazed window. Radiator.

### Bedroom Four

Two double glazed windows. Two radiators. Recessed down lighting.

### Family Bathroom

Double glazed window. Fitted with a three piece white suite to include a panel enclosed bath with shower attachment over, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Tiled flooring. Tiled walls. Airing cupboard.

### To The Front

An area of hardstanding providing driveway parking. An area of front garden laid with lawn. Sloped access to the front door.

### Garage

Accessed via an 'up and over' door. Wash hand basin. Power and lighting.

### To The Rear

A private rear garden arranged with areas of patio and lawn. Shingle boarders. Enclosed primarily by timber panel fencing and picket style fencing. Outdoor tap. Outdoor light.

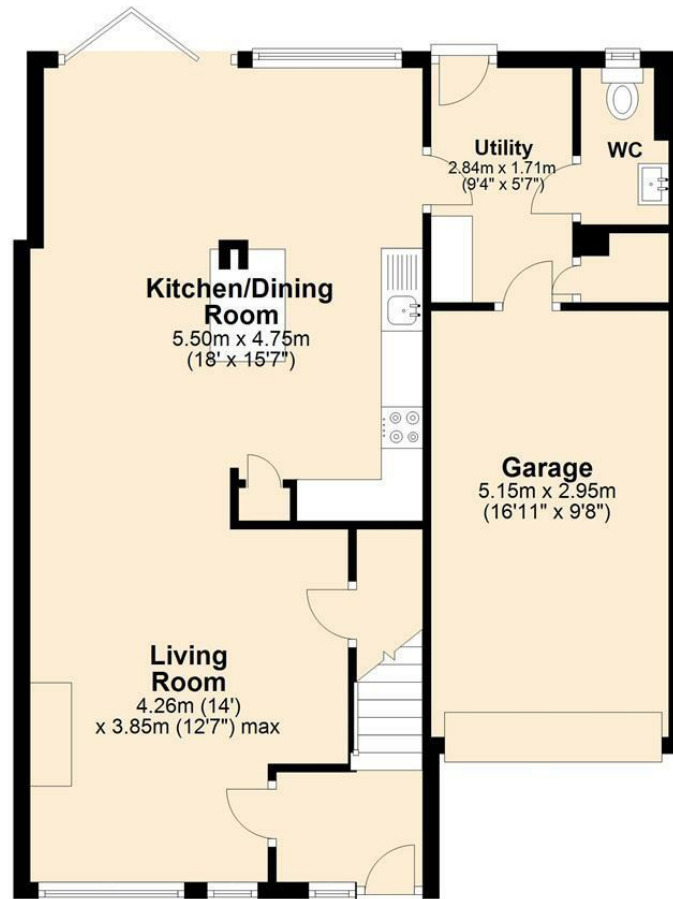


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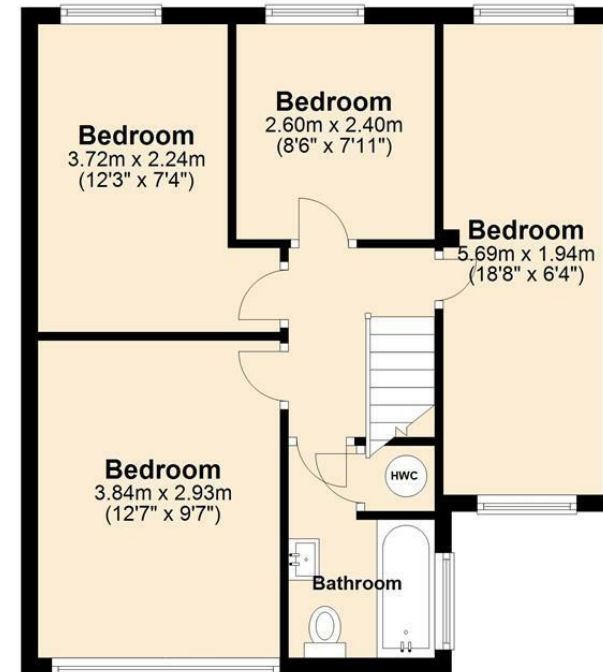
## Ground Floor

Approx. 70.8 sq. metres (761.7 sq. feet)



## First Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 118.9 sq. metres (1280.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

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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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



