



**Good Intent, Edlesborough, LU6 2RD**  
**Asking price £635,000**

**Sears & Co**  
estate & letting agents

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

An impressive and well proportioned four bedroom detached family home, situated in this prime position on Good Intent, Edlesborough, LU6, with accommodation spanning in excess of 1700 sqft (including the garage).

The layout comprises an entrance hallway, dining area, 21 ft dual aspect living area, refitted kitchen, useful utility room, downstairs w/c, principal bedroom with en suite shower room, three further bedrooms and a family bathroom.

Externally the property further benefits from driveway parking, an area of front garden, double garage and a south west facing rear garden. Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.



[www.searsandco.co.uk](http://www.searsandco.co.uk)

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#### **Front Door**

#### **Entrance Hallway**

Double glazed window. Radiator. Stairs rising to the first floor accommodation. Access to the kitchen, dining area and w/c.

#### **W/C**

Double glazed window. Radiator. Fitted with a wall mounted wash hand basin and a low level w/c. Tiling to splash back area. Tile effect flooring.

#### **Dining Area**

Double glazed window. Radiator. Wood flooring. Open plan to the living area.

#### **Living Area**

Double glazed window. Double glazed sliding doors to the rear garden. Two radiators.

#### **Kitchen**

Double glazed window. Radiator. Fitted with a range of eye and base level units with work surfaces over also forming upstands and an island. Oven with gas hob and extractor over. Integrated dishwasher and fridge. One and a quarter bowl ceramic sink with drainer unit and mixer tap. Tiled flooring. Recessed down lighting. Access to the utility room.

#### **Utility Room**

Double glazed window. Double glazed door to the side aspect. Fitted with a range of eye and base level units with work surfaces over also forming upstands. Space for a free standing washing machine. Round stainless steel sink with mixer tap. Recessed down lighting. Tile effect flooring. Courtesy door to the garage.

#### **First Floor Landing**

Double glazed window. Radiator. Airing cupboard. Access to the loft. Access to the family bathroom and four bedrooms.

#### **Principal Bedroom**

Double glazed window. Radiator. Fitted range of bedroom furniture. Access to the en suite shower room.

#### **En Suite**

Fitted with a three piece suite to include a shower enclosure with electric 'Mira' shower, pedestal wash hand basin and low level w/c. Tiled walls. Tiled flooring. Radiator. Extractor fan.

#### **Bedroom Two**

Double glazed window. Radiator. Wood flooring. Storage cupboard.

#### **Bedroom Three**

Double glazed window. Radiator. Storage cupboard.

#### **Bedroom Four**

Double glazed window. Radiator. Storage cupboard.

#### **Family Bathroom**

Three double glazed windows. Radiator. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, wall mounted wash hand basin and low level w/c. Tile effect flooring. Partially tiled walls.

#### **To The Front**

An area of hard standing providing driveway parking. An area of front garden laid with lawn. Outside lights. Access to the garage. Gated side access. Pathway to the front door.

#### **Garage**

Accessed via an up and over electric door to the front and courtesy door from the utility room. Two glazed windows. Power and lighting.

#### **To The Rear**

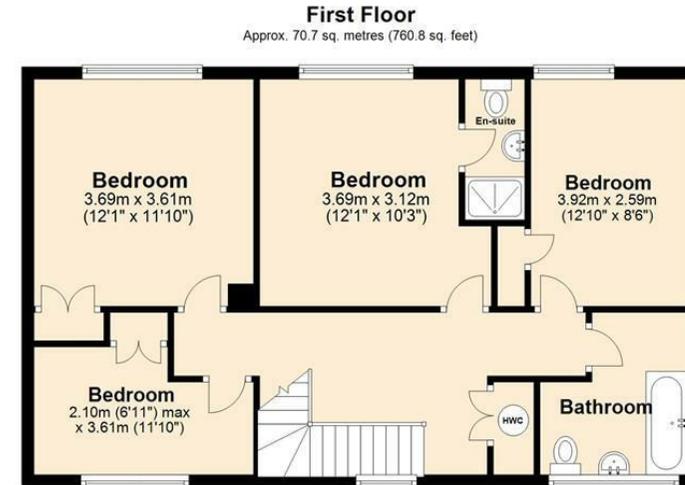
A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing. Shed. Outside tap. Gated side access.

#### **Buyers Information**

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.







**Total area: approx. 163.3 sq. metres (1757.3 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. □

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	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		