



Chiltern Avenue, Edlesborough, LU6 2HY
Asking price £450,000

Sears & Co
estate & letting agents

An extended and well presented three bedroom semi detached family home, situated on Chiltern Avenue in the desirable village of Edlesborough, LU6, with accommodation spanning in excess of 1200 sqft.

The layout comprises an entrance hallway, living room, impressive open plan refitted kitchen/dining area, useful utility room, downstairs w/c, study area, three bedrooms and a family bathroom.

Externally the property further benefits from an area of front garden and a private low maintenance rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Built in foot mat. Double glazed window. Radiator. Under stairs storage. Stairs rising to the first floor accommodation. Access to the living room and kitchen/dining area.

Living Room

Two double glazed windows. Radiator. Log burner.

Kitchen Area

Double glazed window. Skylight. Fitted with a range of eye and base level units with quartz work surfaces over also forming upstands and an island. Integrated fridge freezer, oven and dishwasher. Integrated hob with extractor fan. Inset sink unit with mixer tap. Partially tiled walls. Recessed down lighting. Wood effect flooring. Vertical radiator. Storage cupboard. Access to utility, study and w/c. Open plan to the dining/family area.

Dining/Family Area

Two double glazed windows. Double glazed patio doors leading to the rear garden. Two vertical radiators. Wood effect flooring.

Utility Room

Double glazed window. Fitted with base level units with work surfaces over also forming upstands. Stainless steel sink with drainer unit and mixer tap. Space for a free standing washing machine and tumble dryer. Recessed down lighting. Access to the study and w/c.

W/C

Double glazed window. Fitted with a low level w/c and a cabinet

enclosed wash hand basin. Chrome heated towel rail. Partially tiled walls. Wood effect flooring.

Study Area

Wood effect flooring. Radiator.

First Floor Landing

Double glazed window. Access to the loft. Access to the family bathroom and three bedrooms.

Principal Bedroom

Double glazed window. Radiator.

Bedroom Two

Two double glazed windows. Radiator.

Bedroom Three

Two double glazed windows. Vertical radiator. Built in storage.

Family Bathroom

Double glazed window. Fitted with a four piece suite to include a tiled enclosed bath, shower enclosure with chrome fittings, vanity unit with mixer tap and low level w/c. Chrome heated towel rail. Wood effect flooring. Partially tiled walls.

To The Front

An area of loose gravel enclosed by timber fencing. Gated access to the garden.

To The Rear

A private garden arranged with areas of artificial lawn, raised decking and covered seating area with adjoining store shed. Built in seating area. Enclosed predominately by timber panel fencing. BBQ area. Raised beds. 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.

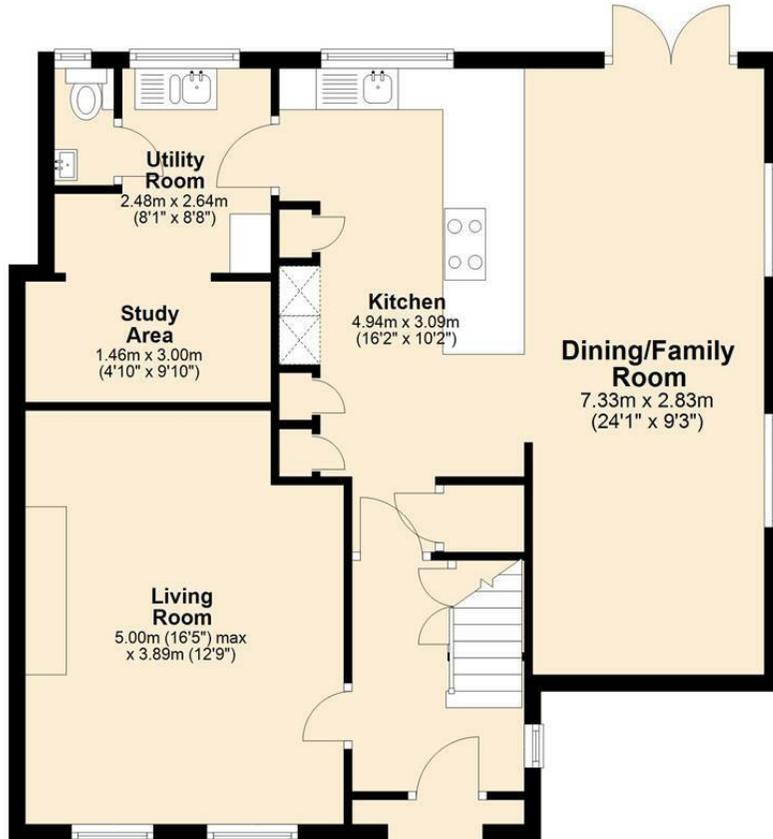


Sears & Co

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

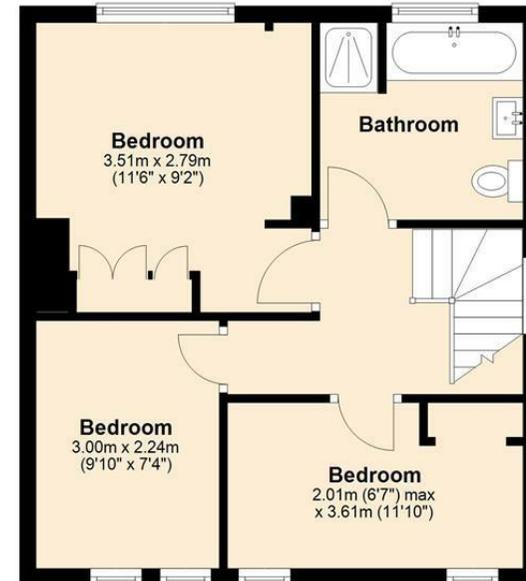
Ground Floor

Approx. 76.8 sq. metres (826.8 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 116.0 sq. metres (1249.0 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.

www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

