



Castle Hill Road, Totternhoe, LU6 1QG
Asking price £415,000

Sears & Co
estate & letting agents

A rarely available, EXTENDED, two bedroom, semi detached property situated in a prominent position on Castle Hill Road in the village of Totternhoe. Accommodation includes an entrance area, 16FT living room, kitchen breakfast room, dining room, two WELL PROPORTIONED first floor bedrooms and a REFITTED family bathroom. Externally the property further benefits from a SUBSTANTIAL frontage providing parking, a garage and an IMPRESSIVE private garden with useful garden room. Council tax band B. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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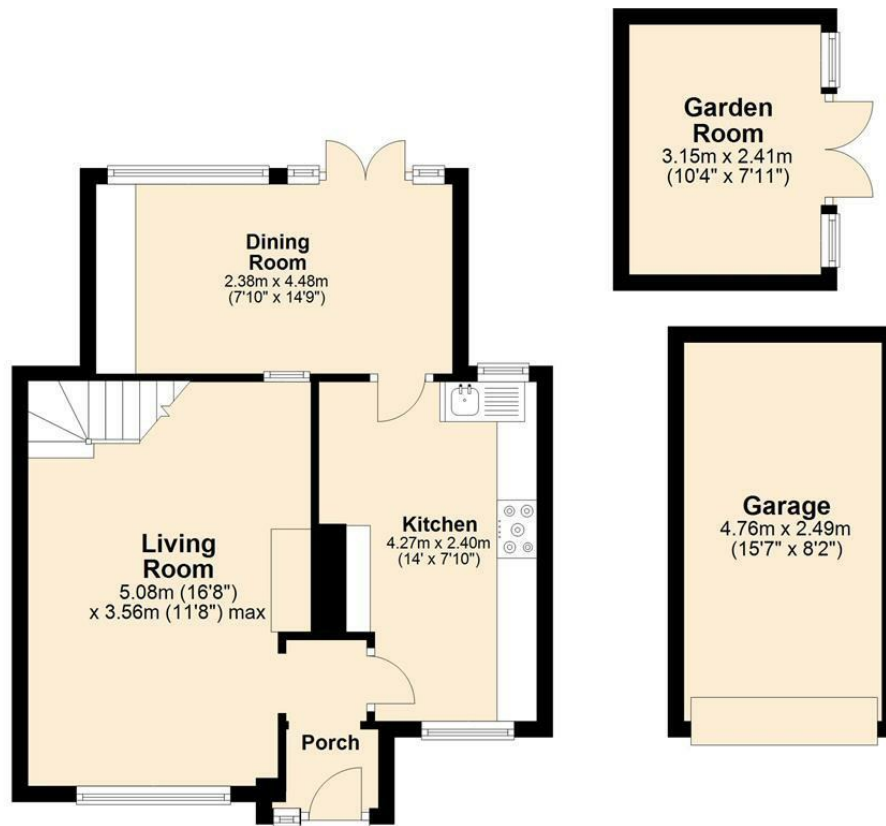


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Ground Floor

Approx. 61.8 sq. metres (665.7 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.3 sq. feet)



Total area: approx. 91.7 sq. metres (987.1 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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