



Cow Lane, Edlesborough, LU6 2HT
Asking price £625,000

Sears & Co
estate & letting agents

An extended and superbly presented, four bedroom, three reception room, two bathroom detached property with accommodation spanning over 1600 SQFT situated on Cow Lane in the picturesque village of Edlesborough.

The layout comprises an entrance hallway, downstairs w/c, living room, dining room, 20FT garden room, 19FT kitchen/breakfast room, utility room, principal bedroom with en suite shower room, three further bedrooms and a family bathroom.

Externally the property further benefits from driveway parking, a garage and a well presented, south facing, private rear garden. Contact Sole appointed selling agents Sears & Co to arrange a viewing. Council Tax Band F.



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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.

Double Glazed Front Door

Entrance Hallway

Wood effect flooring. Radiator. Stairs to the first floor accommodation and under stairs storage cupboard.

Downstairs W/C

Double glazed window. Fitted with a two-piece suite comprising a wash hand basin and low-level WC. Wood effect flooring. Radiator.

Living Room

Double glazed box style window to front aspect. Two Radiators. Wood effect flooring. Fireplace with gas fire. Glazed doors to dining room.

Dining Room

Wood effect flooring. Radiator. Opening to garden room.

Garden Room

Double glazed windows and skylights. Double glazed doors to the garden. Radiator. Tiled floor. Recessed ceiling lighting.

Kitchen/Breakfast Room

Double glazed window. Refitted with a range of eye and base level units also forming a breakfast bar. One and a half bowl sink and drainer unit. Integrated fridge, freezer, dishwasher and microwave. Range master with five ring gas hob and extractor hood over. Karndean flooring. Radiator. Recessed ceiling lighting. Access to the utility room.

Utility Room

Double glazed door to side. Space for a free standing washing machine and tumble dryer. Fitted cupboards and drawers. Cupboard containing wall mounted gas boiler. Radiator. Extractor fan. Recessed ceiling lighting. Courtesy door to the garage.

First Floor Landing

Radiator. Store cupboard. Access to the loft via a pull down ladder. Access to all bedrooms and the family bathroom.

Principal Bedroom

Double glazed windows. Radiator. Fitted wardrobes. Access to the en suite.

En Suite Shower Room

Double glazed window. Refitted with a three-piece suite comprising a shower cubicle, wash basin with chrome mixer tap and a low-level WC. Chrome heated towel rail. Recessed ceiling lighting. Extractor fan.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Wood effect flooring.

Family Bathroom

Double glazed window. Three-piece white suite comprising a panelled bath with shower over, pedestal wash basin and low-level WC. Chrome heated towel rail. Tiled walls. Karndean flooring.

To The Front

An area of front garden partly laid with block paving providing driveway parking and an area of front lawn. Access to the garage and a pathway to the front door. Gated access to the garden.

Garage

Accessed via a garage door to the front and a courtesy door from the utility room. Power & lighting. Tap.

To The Rear

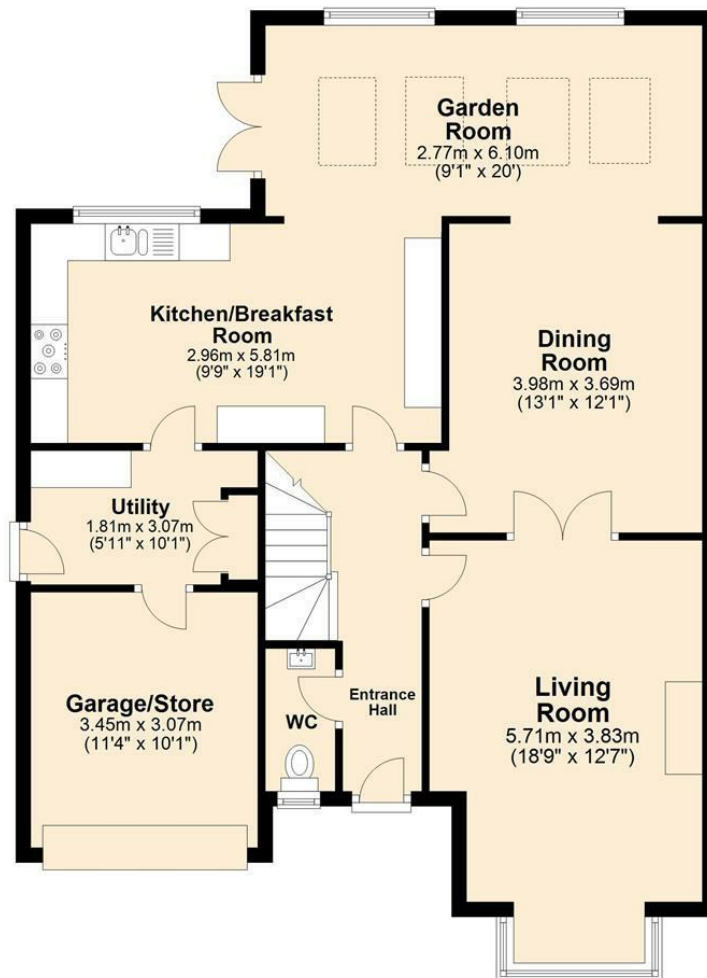
A private rear garden arranged with an area of paved patio and an area laid to lawn enclosed by fenced boundaries with gated side access. Garden shed. External power socket. Outside tap.





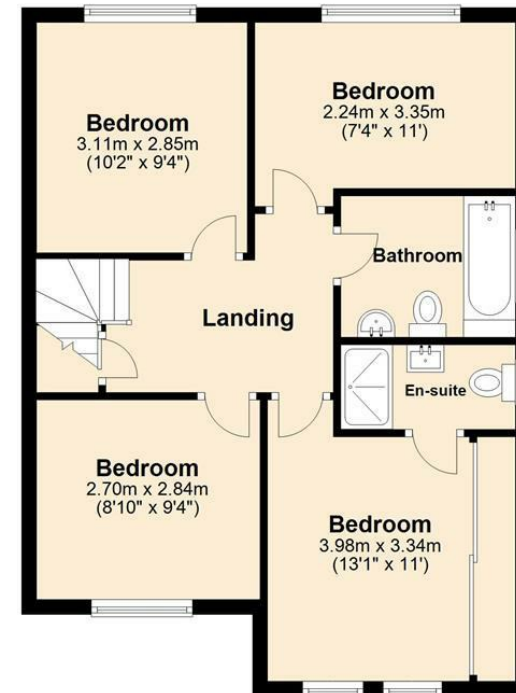
Ground Floor

Approx. 95.2 sq. metres (1024.5 sq. feet)



First Floor

Approx. 54.5 sq. metres (587.0 sq. feet)



Total area: approx. 149.7 sq. metres (1611.5 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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		