



Good Intent, Edlesborough, LU6 2RD
Asking price £625,000

Sears & Co
estate & letting agents



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AN IMPRESSIVE and well proportioned, four bedroom family home with accommodation spanning approximately 1760SQFT situated on Good Intent in the exclusive village of Edlesborough.

The layout comprises an entrance hallway, downstairs w/c, spacious living area, dining area, kitchen, utility room, four well proportioned bedrooms and a family bathroom with five piece suite. Externally the property further benefits from driveway parking, a double garage and a mature, private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Double glazed window. Built in foot mat. Radiator. Stairs leading to the first floor accommodation. Access to the downstairs w/c, dining area and kitchen.

Downstairs W/C

Double glazed window. Fitted with a low level w/c and a wall mounted wash hand basin with tiled splash back. Radiator. Vinyl style flooring.

Living Area

Double glazed window to the front aspect and double glazed sliding doors leading to the garden. Fire place. Two radiators.

Dining Area

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

Kitchen

Double glazed window. Double glazed door to the

side aspect leading to the garden. Fitted with a range of eye and base level units with work surfaces over. Tiling to splash back areas. Integrated 'Neff' oven. Electric hob with extractor over. Space for a dishwasher and a low level fridge. One and half bowl sink and drainer unit with mixer tap. Tiled flooring. Radiator. Access to the utility room. Courtesy door to the garage.

Utility Room

Double glazed window. Work surface housing space for a free standing washing machine and tumble dryer. Wall mounted central heating boiler.

First Floor Landing

Double glazed window. Airing cupboard. Access to the partially boarded loft via a pull down ladder. Access to the bedrooms and family bathroom.

Bedroom

Double glazed window. Radiator. Built in storage cupboard.

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Double glazed window. Radiator. Built in storage cupboard.

Bedroom

Double glazed window. Radiator. Built in storage cupboard. Storage alcove. Wood flooring.

Bedroom

Double glazed window. Radiator. Built in storage cupboard.

Family Bathroom

Double glazed window. Fitted with a five piece suite to include a corner bath with shower attachment, quadrant shower enclosure,

pedestal wash hand basin, bidet and a low level w/c. Radiator. Fully tiled walls. Wood effect flooring. Extractor fan.

To The Front

An area of front garden that is partly laid to lawn with some planted borders. Driveway parking for two vehicles. Access to the double garage. Pathway to the front door and side access.

To The Rear

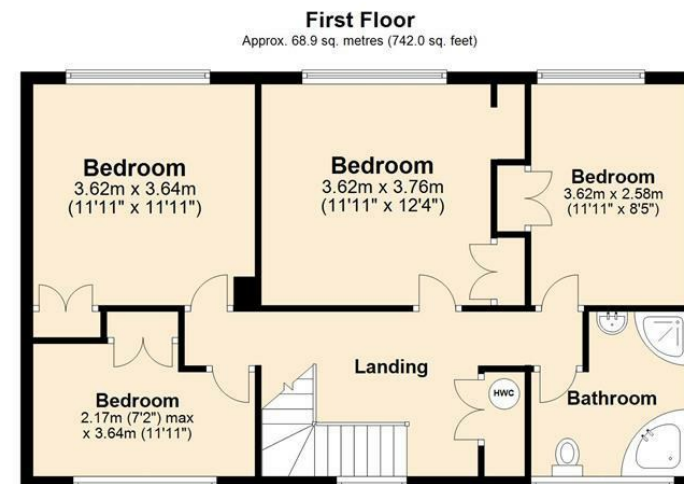
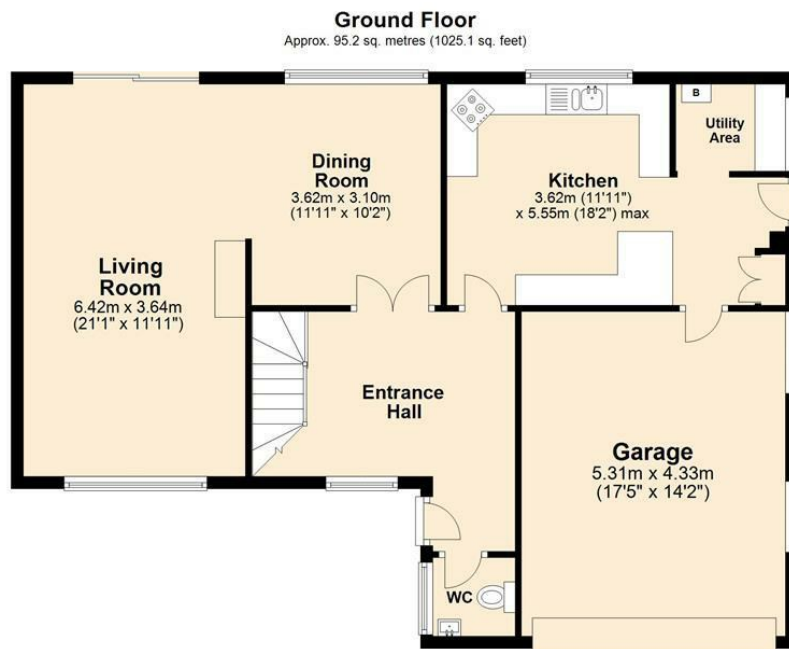
A private garden arranged with areas of lawn and mature planting enclosed by timber panel fencing. Garden pond. Outside tap. Greenhouse. Garden shed.

Double Garage

Accessed via an electric garage door to the front and a courtesy door from the kitchen. Power & lighting.







Total area: approx. 164.2 sq. metres (1767.1 sq. feet)

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

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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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		