



Barn View, Edlesborough, LU6 2FT
Asking price £475,000

Sears & Co
estate & letting agents

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

AN IMMACULATE, three bedroom, semi detached family home situated in this delightful position on Barn View with accommodation spanning in excess of 1000SQFT and beautiful COUNTRYSIDE VIEWS.

Accommodation includes an entrance hallway, DELIGHTFUL open plan living/dining room, LUXURIOUSLY appointed kitchen, downstairs w/c, principal bedroom with EN SUITE, two further bedrooms and family bathroom with white suite.

Externally the property further benefits from DRIVEWAY PARKING, a partly converted garage now utilised as part storage part office space and a low maintenance private rear garden. Council tax band D.



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Front Door

Entrance Hallway

LVT wood effect flooring. Stairs rising to the first floor accommodation. Radiator. Access into the kitchen, living/dining room and w/c.

W/C

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Tiling to splash back area. LVT wood effect flooring. Radiator.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming upstands. Integrated oven with hob and extractor over. Integrated washing machine, dishwasher and fridge freezer. Tiling to splash back areas. One and a half stainless steel sink

with drainer unit and mixer tap. LVT wood effect flooring. Recessed down lighting.

Living/Dining Room

Double glazed french doors leading to the rear garden. Two radiators. LVT wood effect flooring.

First Floor Landing

Access into all rooms. Radiator. Access into the loft. Storage cupboard.

Principal Bedroom

Double glazed window. Radiator. LVT wood effect flooring. Built in wardrobes. Access into the en suite.

En Suite

Double glazed window. Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Tiling to splash back areas. LVT wood effect flooring. Radiator. Recessed down lighting. Extractor fan.

Bedroom Two

Double glazed window. Radiator. Built in wardrobes. LVT wood effect flooring.

Bedroom Three

Double glazed window. Radiator. LVT wood effect flooring.

Family Bathroom

Double glazed window. Fitted with a panel enclosed bath with glass screen and shower over, cabinet enclosed wash hand basin and a low level w/c. Tile effect flooring. Partially tiled walls. Recessed down lighting. Extractor fan. Radiator.

To The Front/Side

An area of block paving providing driveway

parking. An area of front garden enclosed by hedging and low level railing. Pathway leading to the front door. Electric charging point. Access into the garage. Gate to the rear garden.

To The Rear

A private garden arranged with areas of patio and lawn. Raised seating area. Raised planted borders. Enclosed by timber panel fencing and part walled. Gated side access. Courtesy door to the office.

Office

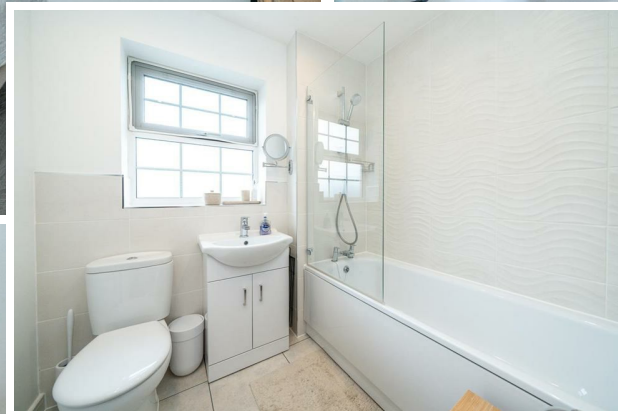
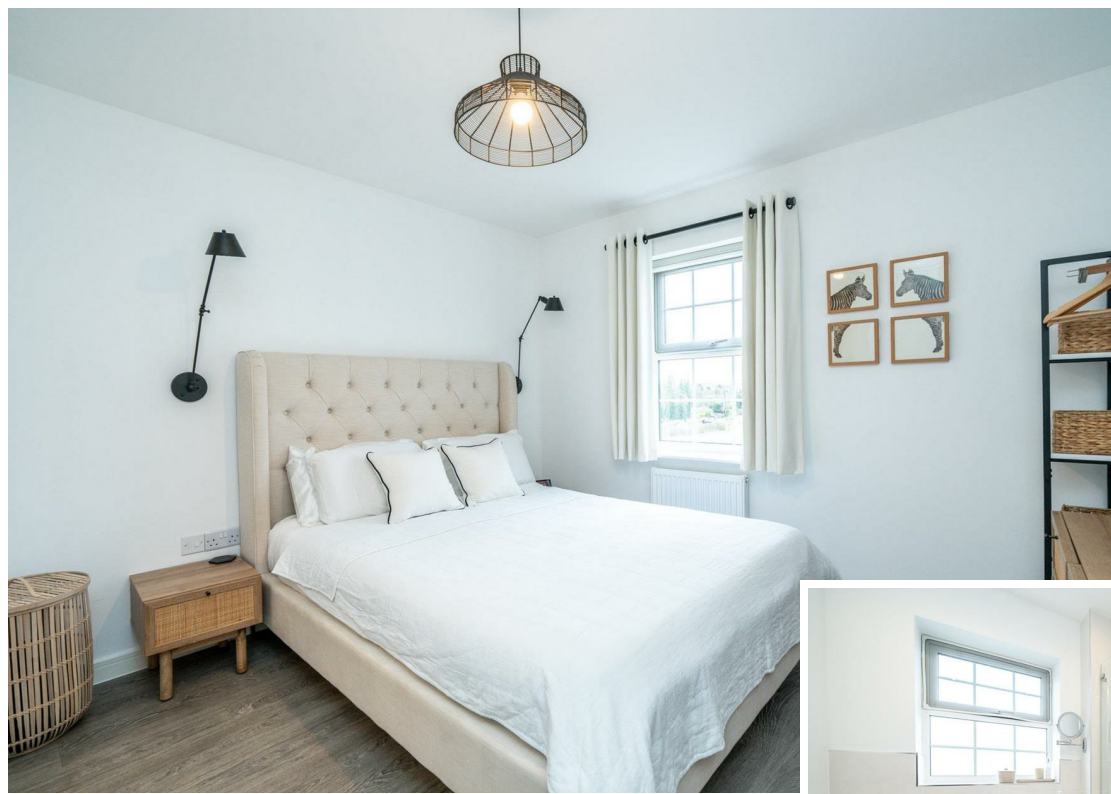
Double glazed window. Wood effect flooring. Electric heater. Recessed down lighting.

Garage/Store Room

Accessed via an 'up and over' door.

Service Charge

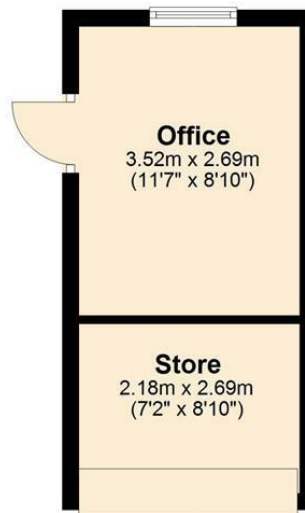
The owners have advised that the property is subject to a service charges in the region of £520 per year. All information provided should be confirmed by solicitors prior to any exchange of contracts taking place.





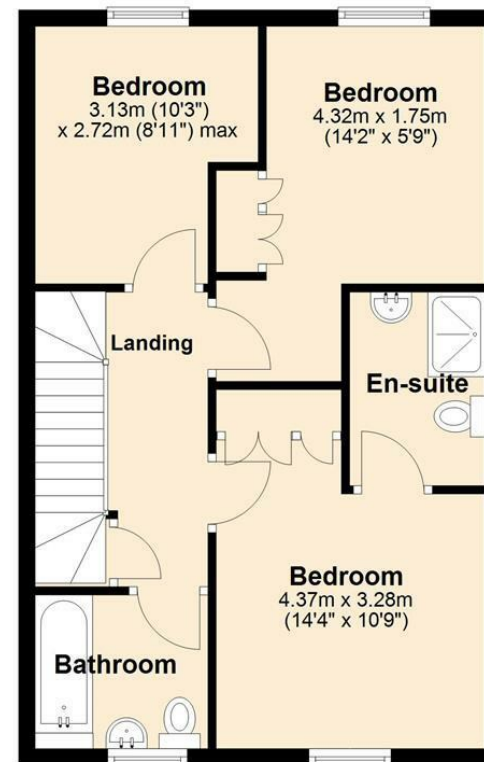
Ground Floor

Approx. 63.3 sq. metres (681.5 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



Total area: approx. 111.2 sq. metres (1197.1 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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		