



FINE & COUNTRY
fineandcountry.com™

44 Church Road
Studham | Bedfordshire | LU6 2QA
Guide Price £495,000

A three bedroom semi detached family home in the heart of the sought after Bedfordshire village of Studham, offering potential to refurbish and extend (STP), offered for sale with no onward chain.

Nestled in the heart of the semi rural village of Studham along Church Road, this three bedroom semi detached family home lies on an elevated and large corner plot position. Offered for sale with no onward chain, this semi detached residence offers an excellent opportunity for refurbishment, whilst also presenting the potential to extend further to create additional living accommodation, subject to necessary planning consents. This semi detached home is within walking distance to Studham Village CE Primary School and two excellent village pub/restaurants. Studham, voted one of Britain's most desirable villages which is located in the beautiful South Bedfordshire countryside on the eastern edge of the Chiltern Hills. The surrounding area boasts stunning natural scenery, with attractions such as Whipsnade Zoo, Whipsnade Tree Cathedral, and Dunstable Downs all located nearby. The nearby market town of Tring offers local shopping facilities, while more extensive amenities can be found in nearby towns such as Berkhamsted and Harpenden. Studham is also well positioned for access to London, with the M1 Junction 9 approximately 6 miles away. There are also efficient train links to London available from either Berkhamsted or Harpenden which take under 30 minutes, making it a convenient location for commuting into the capital or exploring the wider area.

Upon entry, a welcoming entrance hall connects to a separate sitting room which features a brick surround open fire. Adjacent to the sitting room, an extended kitchen/breakfast room is fitted with a range of base and wall mounted units, space for white goods, whilst towards the front of the kitchen is a designated dining space. Off the kitchen, access leads to the family bathroom which is fitted with a low level W.C, pedestal wash hand basin, and a panelled bath. To the rear of the kitchen is a separate utility/boot room which provides further storage and space for white goods for convenience, and access leading out to the rear garden.

Ascending from the entrance hall, stairs rise to the first floor landing and leads to three well proportioned bedrooms. Situated to the front of the first floor is the master bedroom benefiting from built in wardrobes, whilst the second bedroom also located to the front is a good sized double bedroom with built in storage. The third bedroom, a good sized single offers adequate space for a nursery, or a versatile space offering the ability to work from home.

The residence is approached via a driveway adjacent to the property which provides off road parking for two/three vehicles. Mature hedging across the front boundary offers a high degree of privacy to the home and garden, whilst steps lead to a wooden gate from the front boundary, and a path beyond leads to the main entrance. A patio area situated to the side of the residence extends to the rear of the property, creating an ideal space to enjoy relax and unwind whilst enjoying views over the private garden. Outbuildings at the rear of the patio area offers ample storage for convenience, whilst also offering scope for conversion to create an ideal home office for the ability to work from home.



- Three Bedroom Semi Detached & No Onward Chain
- Potential for Modernisation & Extension (STP)
- Large Corner Plot Rear Garden
- Separate Sitting Room with Open Fire
- Extended Kitchen/Breakfast Room
- Two Double Bedrooms & One Single
- Groundfloor Bathroom & Utility Room
- Driveway for Multiple Vehicles
- Desirable Semi Rural Bedfordshire Village
- Excellent Transport Links to London Nearby

Property Information

Tenure: Freehold

Gas, Mains Water, Electricity

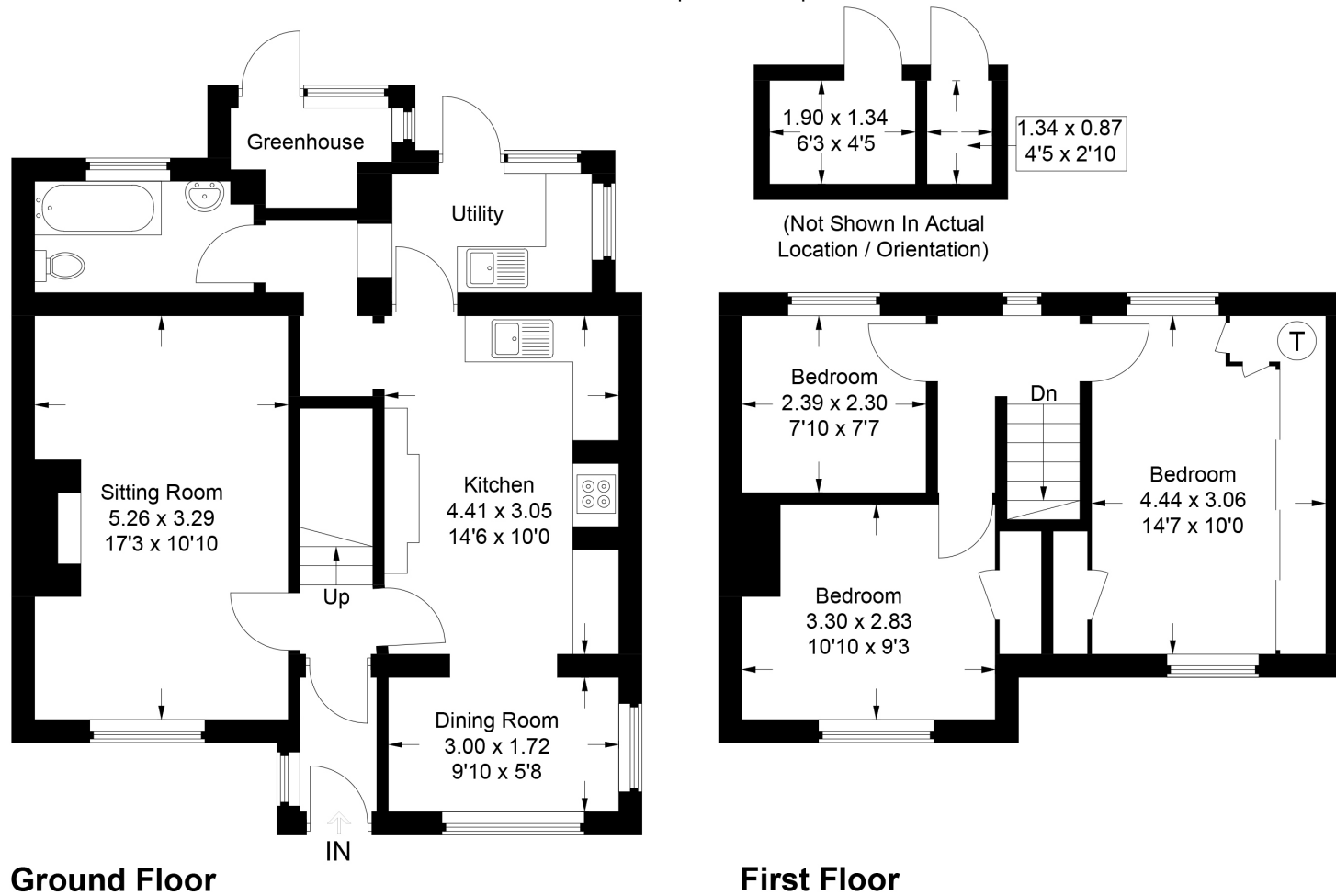
EPC Rating: Band C

Council Tax: Band D

Local Authority: Central Bedfordshire Council



Approximate Gross Internal Area
 Ground Floor = 57.2 sq m / 616 sq ft
 First Floor = 36.2 sq m / 390 sq ft
 Outbuildings = 6.2 sq m / 68 sq ft
 Total = 99.6 sq m / 1074 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Fine & Country

Tel : 01582 793116

Fine & Country Redbourn & Edlesborough
 51 High Street, Redbourn, St. Albans, AL3 7LW
 redbourn@fineandcountry.com

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

fineandcountry.com