



**Tilsworth Road, Stanbridge**

LU7 9JA

**£650,000**



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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Tilsworth Road, Stanbridge

## DESCRIPTION

Hunters are delighted to market this four bedroom detached family home, located within the sought-after village of Stanbridge and offered with NO ONWARD CHAIN.

The property comprises; entrance hall, cloakroom, spacious lounge with feature gas fireplace, dining room, kitchen breakfast room and utility room. Upstairs there are four generous sized bedrooms, with an en-suite and ample built in wardrobes to the main bedroom and family bathroom to complete the accommodation.

Externally there is driveway parking for multiple vehicles, garage and an enclosed rear garden with patio seating areas.

Stanbridge has a vibrant village community and benefits from a Junior School, Five Bells public house and Community Hall shared with the neighbouring village of Tilsworth. Within close proximity is the market town of Leighton Buzzard which provides good local facilities and a mainline train station to London Euston.



# ROOMS

## Entrance Hall

Entrance via composite part glazed door. Karndean flooring. Radiator. Storage cupboard under stairs. Stairs rising to first floor.

## Cloakroom

White two piece suite comprising; W.C. Inset vanity wash hand basin. Karndean flooring. Chrome heated towel rail. Double glazed opaque window to front aspect

## Lounge

Karndean flooring. Radiator. Feature gas fireplace. Double glazed windows to front aspect.

## Dining Room

Karndean flooring. Radiator. Double glazed patio doors to garden.

## Kitchen Breakfast Room

A range of wall and base units with worktop over. Stainless steel sink. Tiled splash back. Integrated oven with four ring gas hob and extractor above. Space for freestanding dishwasher. Laminate flooring. Double glazed window to rear aspect.

## Utility Room

A range of wall and base units with worktop over. Stainless steel sink. Tiled splash back. Space for freestanding fridge/freezer, washing machine and tumble dryer. Chrome heated towel rail. Composite part glazed door to garden.

## Landing

Fitted carpet. Airing cupboard. Access to part boarded loft.

## Main Bedroom

Laminate flooring. Radiator. Double glazed window to front aspect. Built in wardrobes. Door leading to further built in wardrobes.

## En-suite

White three piece suite comprising; Double shower. Inset vanity wash hand basin. W.C. Chrome heater towel rail. Tiled walls and flooring. Double glazed opaque window to front aspect.

## Bedroom Two

Fitted carpet. Radiator. Double glazed window to rear aspect.

## Bedroom Three

Fitted carpet. Radiator. Double glazed window to rear aspect.

## Bedroom Four

Laminate flooring. Radiator. Double glazed window to front aspect. Storage cupboard. Eaves storage. Access to loft.

## Family Bathroom

White three piece suite comprising; Bath. Wash hand basin. W.C. Chrome heated towel rail. Tiled walls and flooring. Double glazed opaque window to side aspect.

## Frontage

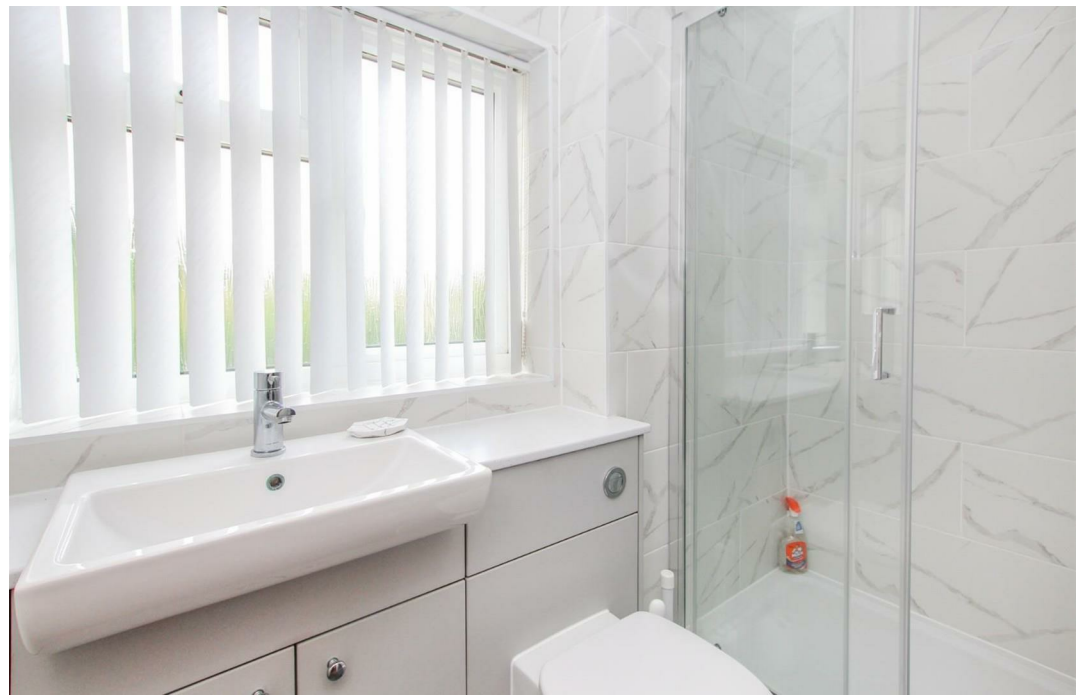
Driveway parking for multiple vehicles. Laid to lawn. Gated sides access.

## Garage

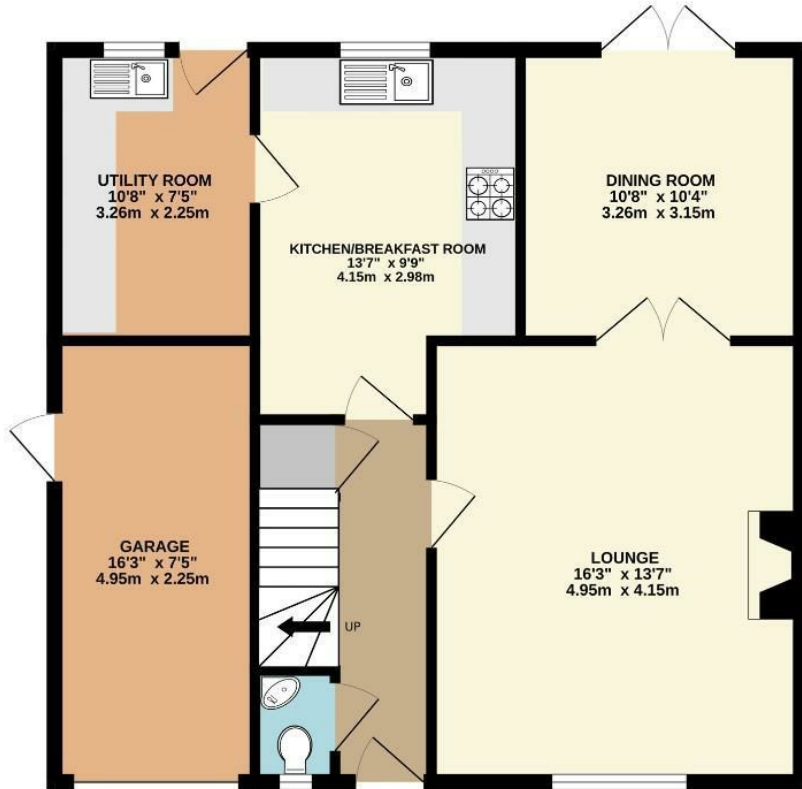
Up and over door. Power and lighting. Personal door.

## Garden

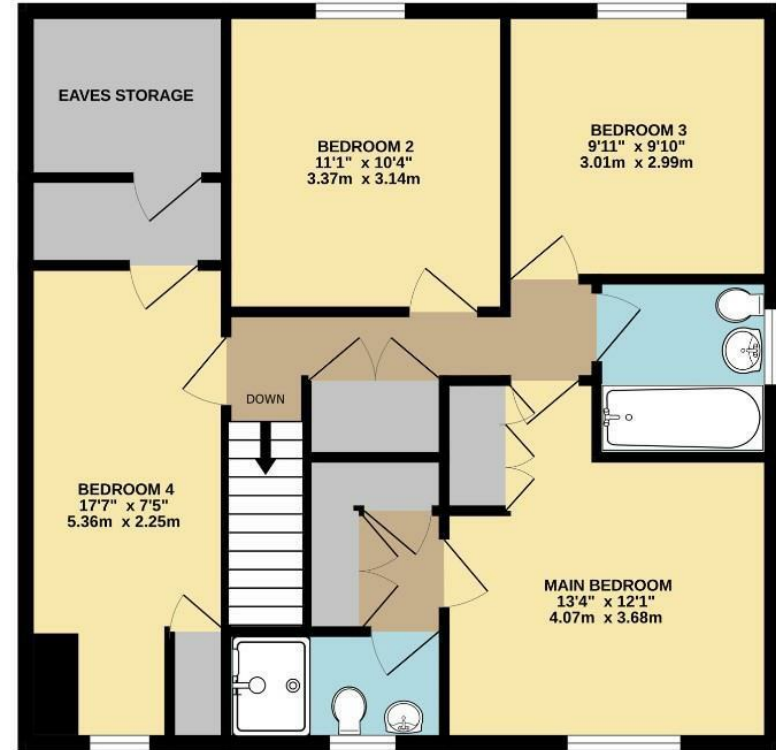
Paved patio areas. Fully enclosed. Gated side access to both sides of property. Outside tap.



GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
735 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>	63	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

