



**High Street, Edlesborough, LU6 2HS**  
**Asking price £450,000**

**Sears & Co**  
estate & letting agents



A RARELY AVAILABLE, three bedroom semi detached property situated opposite the green in the EXCLUSIVE village of Edlesborough. Accommodation includes an entrance area, SPACIOUS 23FT living/dining room, kitchen, conservatory, three WELL PROPORTIONED bedrooms, bathroom with white suite and a separate W/C. Externally the property further benefits from a GATED driveway, integral GARAGE and a private rear garden.

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. The nearest secondary school is in Wing around 20 minutes away, and the village is within catchment of Aylesbury grammar schools.

For county- and country-wide travel, there are trains from Berkhamsted, Tring and Leighton Buzzard into London Euston, road connections via the M1, and London Luton is half an hour away.

### Front Door

### Entrance Porch

Wood effect flooring. Radiator. Door to the living/dining room.

### Living/Dining Room

Double glazed doors leading to the garden. Double glazed window. Two radiators. Fire place. Stairs rising to the first floor accommodation. Access to the kitchen.

### Kitchen

Fitted with eye and base level units with work surfaces over. Integrated double oven, gas hob and extractor over. Integrated fridge, freezer and dishwasher. Space for a washing machine. Stainless steel sink and drainer unit with mixer tap. Partial tiling to splash back areas. Tiled flooring. Double glazed doors leading to the conservatory.

### Conservatory

Double glazed door leading to the garden. Electric heater. Tiled flooring.

### First Floor Landing

Store cupboard. Access to all rooms. Access to the loft.

### Bedroom One

Double glazed window. Radiator.

### Bedroom Two

Double glazed window. Radiator. Airing cupboard.

### Bedroom Three

Double glazed window. Radiator.

### Bathroom

Glazed window. Fitted with a cabinet enclosed wash hand basin and a panel enclosed bath with glass screen and shower over. Chrome heated towel rail. Partially tiled walls. Recessed down lighting. Lino style flooring. Cupboard housing the boiler.

### W/C

Glazed window. Fitted with a low level w/c. Radiator. Lino style flooring.

### To The Front

An area of gated frontage mainly laid with cobble style block paving providing driveway parking and leading to the garage. Gated side access leading to the garden. Outside power socket.

### Garage

Accessed via an up and over door to the front. Power & lighting.

### To The Rear

A private garden laid with an area of block paved patio leading to a lawn. The garden is enclosed by timber panel fencing and brickwork.



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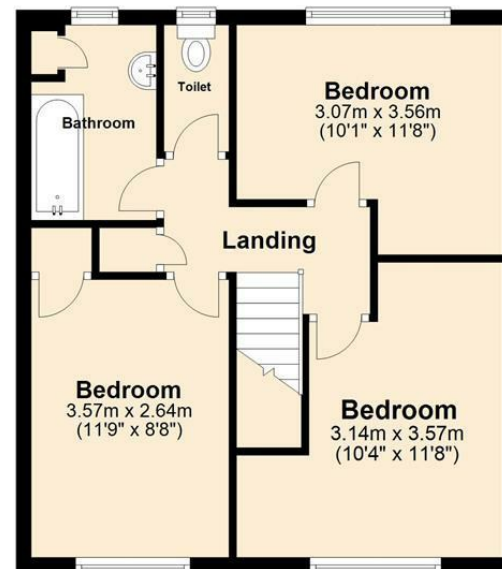
### Ground Floor

Approx. 60.8 sq. metres (654.8 sq. feet)



### First Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



Total area: approx. 105.3 sq. metres (1133.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



