



Moor End Close, Edlesborough, LU6 2HP
Asking price £450,000

Sears & Co
estate & letting agents

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

AN EXTENDED, three double bedroom property situated on an EXCEPTIONAL PLOT backing onto the river Ouzel at Moor End Close, Edlesborough. The accommodation comprises an entrance area, SPACIOUS living area, dining area, conservatory, kitchen, ground floor shower room, three DOUBLE bedrooms and a family bathroom. Externally the property further benefits from DRIVEWAY PARKING, a garage and a truly sensational private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band D.

Entrance Area

Accessed via a wooden front door. Radiator. Stairs to the first floor accommodation. Access to the living room.

Living Area

Two double glazed windows. Radiator. Feature fire place. Built in storage. Open plan to the dining area.

Dining Area

Two double glazed sliding doors leading to the conservatory. Radiator. Access to the kitchen.

Conservatory

Double glazed doors leading to the garden.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and extractor over. Integrated fridge. Space for a washing machine & tumble dryer. Partially tiled walls. Vinyl flooring. Door to the inner hallway.

Inner Hallway

Store cupboard. Radiator. Access to the downstairs shower room. Door to the garden.

Ground Floor Shower Room

Double glazed window. Fitted with a shower area, bidet, low level w/c and a pedestal wash hand basin. Radiator. Vinyl flooring, partially tiled walls.

First Floor Landing

Access to the three bedrooms and bathroom. Access to the loft.

Bedroom

Two double glazed windows. Two radiators. Fitted wardrobes.

Bedroom

Three double glazed windows. Radiator. Built in wardrobes.

Bedroom

Double glazed window. Radiator. Built in storage.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include an 'easy access' bath, pedestal wash hand basin and low level w/c. Tiled walls. Shaver point. Radiator. Airing cupboard.

To The Front

An area of frontage providing parking and a further area of front garden. Access to the garage, side access and front door.

Garage/Store

Accessed via an up and over garage door from the front and a courtesy door from the garden. Brick store to the rear of the garage with lighting and two glazed windows and an internal window looking toward the garage.

To The Side/Rear

A private garden wrapping around the property, arranged with areas of patio, lawn and mature planted borders and trees. Part enclosed by fencing and hedging. Gated side access.

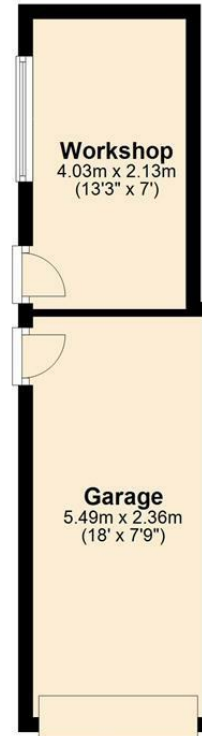
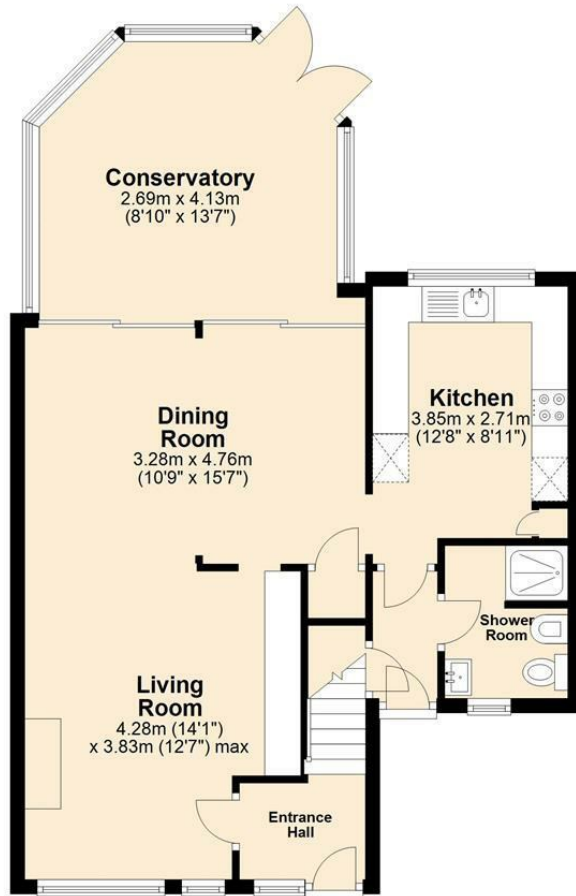


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Ground Floor

Approx. 88.9 sq. metres (956.8 sq. feet)



First Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



Total area: approx. 141.1 sq. metres (1519.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
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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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 | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

