



Orchard End, Edlesborough, LU6 2RE
Asking price £625,000

Sears & Co
estate & letting agents



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Sears & Co

AN EXTENDED and well proportioned, FIVE bedroom family home with accommodation spanning approximately 1800 SQFT, situated on Orchard End in the exclusive village of Edlesborough.

The layout currently comprises an entrance hallway, downstairs w/c, open plan living and dining areas, refitted kitchen, principal bedroom with en suite, four further bedrooms and a family bathroom. Externally the property further benefits from a substantial frontage providing driveway parking, a double garage and a well manicured, private rear garden. Contact sole appointed selling agents Sears & Co to arrange a viewing. Council tax band F.

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 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.

Front Door

Entrance Hallway

Double glazed window. Radiator. Under stairs storage cupboard. Stairs to the first floor accommodation. Access to the kitchen, dining area & downstairs w/c. Courtesy door to the garage.

Downstairs W/C

Double glazed window. Fitted with a cabinet enclosed wash hand basin with mixer tap and a low level w/c. Radiator. Tiling to splash back areas. Tile effect flooring.

Living & Dining Areas

Double glazed sliding door to the garden. Double glazed window. Radiator. Gas fire.

Kitchen

Double glazed window. Double glazed door to the side aspect. Radiator. Fitted with a range of eye and base level units with work surfaces over also forming a breakfast bar. Free standing range oven with extractor over. Space for a free standing fridge/freezer. Integrated dishwasher. Ceramic sink and drainer unit with mixer tap. Tiling to splash back areas. Tiled flooring. Recessed down lighting.

First Floor Landing

Double glazed window. Airing cupboard. Access to the loft. Access to five bedrooms and the family bathroom.

Bedroom

Double glazed window. Built in wardrobes. Radiator. Access to the en suite shower room.

En Suite Shower Room

Double glazed window. Fitted with a three piece suite to include a shower area, cabinet enclosed

wash hand basin with mixer tap and an enclosed cistern w/c. Partially tiled walls. Wood effect flooring. Chrome heated towel rail. Shaver point.

Bedroom

Double glazed window. Radiator. Built in wardrobes.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Built in wardrobe.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with three piece suite to include a panel enclosed bath, pedestal wash hand basin and a low level w/c. Radiator. Partially tiled walls. Tile effect flooring. Radiator.

To The Front

An area of frontage laid with block paving providing driveway parking. Area of front garden laid with lawn and mature planting. Access to the garage & front door. Gated side access leading to the garden.

Double Garage

Accessed via an electric garage door from the front and a courtesy door from the entrance hallway. Double glazed window. Power & lighting.

To The Rear

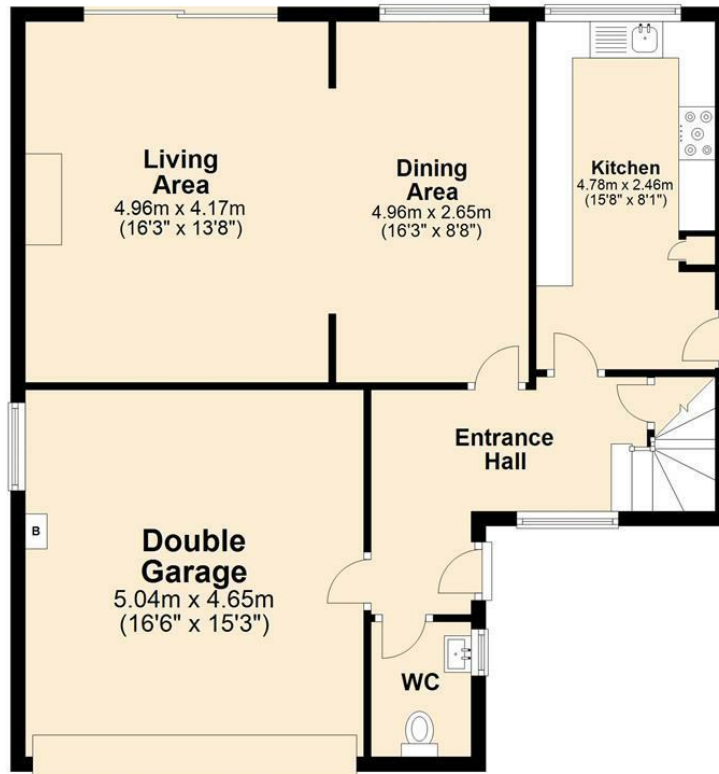
A private garden laid with areas of patio and lawn with some mature planted borders enclosed by hedging and timber fencing. Outside tap. Gated side access.





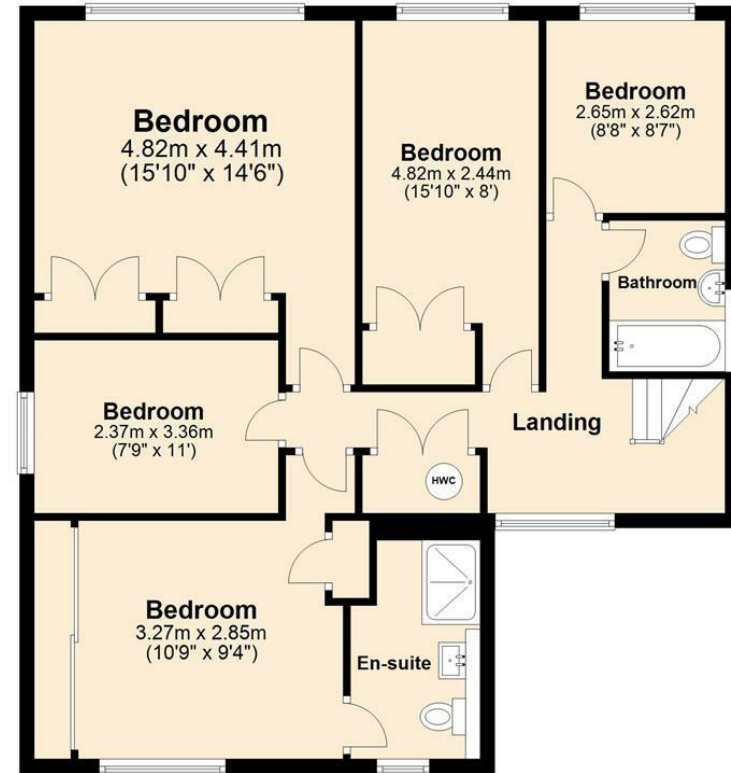
Ground Floor

Approx. 84.6 sq. metres (910.8 sq. feet)



First Floor

Approx. 84.2 sq. metres (906.8 sq. feet)



Total area: approx. 168.9 sq. metres (1817.6 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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		