



Summerleys, Edlesborough, LU6 2HR
Asking price £275,000

Sears & Co
estate & letting agents

A DELIGHTFUL mid terrace property situated in a convenient position on Summerleys in the EXCLUSIVE village of Edlesborough. Accommodation includes an entrance porch, OPEN PLAN living/dining room, kitchen, two first floor bedrooms, STUDY/DRESSING ROOM and a REFITTED family bathroom. Externally the property further benefits from a sizeable rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band C.

Front Door

Entrance Porch

Double glazed window. Wood effect flooring. Access into the living/dining room.

Living/Dining Room

Double glazed window. Two radiators. Wood effect flooring. Recessed down lighting. Fireplace with log burner. Stairs rising to the first floor accommodation. Access into the kitchen.

Kitchen

Double glazed window. Double glazed door leading to the garden. Fitted with a range of eye and base level units with work surfaces over. Tiling to splash back areas. Stainless steel sink with drainer unit and mixer tap. Electric oven. Space for fridge freezer, washing machine and dishwasher. Tile effect flooring. Recessed down lighting.

First Floor Landing

Storage cupboard. Access into all rooms.

Bedroom One

Double glazed window. Radiator. Storage cupboard.

Bedroom Two

Double glazed window. Wood effect flooring.

Dressing Room/Study

Double glazed window. Radiator. Wood effect flooring.

Family Bathroom

Double glazed window. Fitted with a three piece white suite to include a panel enclosed bath, pedestal wash hand basin, and a low level w/c. Heated towel rail. Partially tiled walls. Wood effect flooring. Storage cupboard.

To The Front

An area of patio enclosed by hedging.

To The Rear

A private garden arranged with an area of patio and lawn. Enclosed by timber panel fencing and chain link fencing. Outside light. Outside tap. Gated side access.

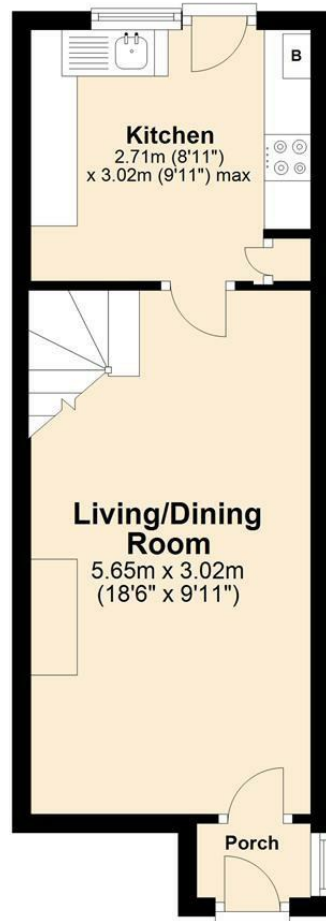


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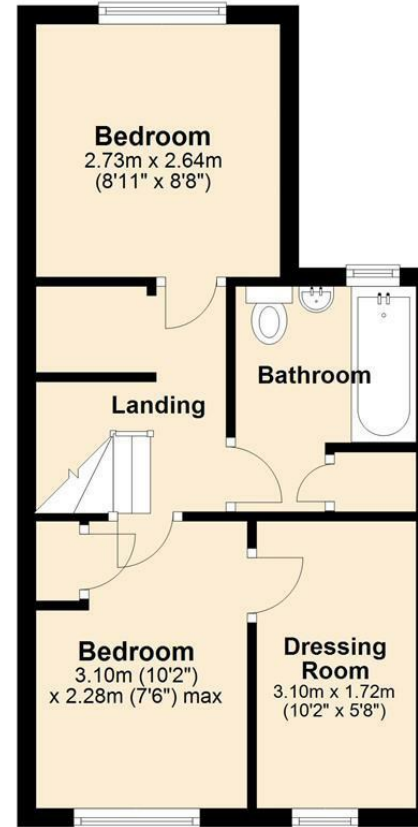
Ground Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



Total area: approx. 57.0 sq. metres (613.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

