



Swannells Wood, Studham, LU6 2QB
Asking price £750,000

Sears & Co
estate & letting agents



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Sears & Co

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

A rarely available, extended, five bedroom family home with accommodation spanning in excess of 2200 SQFT including an ANNEX space situated on exclusive Swannells Wood in the heart of the picturesque village of Studham.

Chartley House comprises an entrance porch, hallway, downstairs w/c, kitchen, 16FT utility room, dining room, 19FT living room, four well proportioned first floor bedrooms, store room and a family bathroom. The property also includes a studio style annex accommodation on the first floor which is accessed via a private entrance, the studio is arranged with a living area, kitchenette, double bedroom and an en suite shower room.

Externally there is driveway parking to the front and an area of front garden, stunning mature gardens to the rear and a garage. Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Entrance Porch

Accessed via double glazed doors. Door to the hallway.

Hallway

Parquet flooring. Radiator. Under stairs storage cupboard. Cloaks cupboard. Access to the living room, dining room, kitchen and downstairs w/c. Stairs leading to the first floor accommodation.

Downstairs W/C

Glazed window. Fitted with a low level w/c and a pedestal wash hand basin. Radiator. Tiling to splash back area.

Kitchen

Double glazed window. Fitted with a range of eye and base level unit with work surfaces over. Space for an oven and space for a free standing fridge/freezer. Radiator. Stainless steel one and a half bowl sink and drainer unit with mixer tap. Tiling to splash back areas.

Vinyl tile effect flooring. Access to the dining room. Glazed door leading to the utility room.

Utility Room

Double glazed window. Double glazed door leading to the garden. Courtesy door leading to the garage. Glazed door to the side aspect. Stainless steel sink and drainer unit with storage under. Space for a free standing fridge/freezer, washing machine and tumble dryer.

Dining Room

Double glazed window. Parquet flooring. Radiator. Access to the hallway. Screen style door providing access to the living room.

Living Room

Double glazed sliding doors leading to the garden. Double glazed window. Parquet flooring. Radiator.

First Floor Landing

Double glazed window. Access to the loft. Access to four bedrooms, store room, family bathroom and the first floor studio area. Radiator.

Bedroom

Double glazed window. Radiator. Built in storage.

Bedroom

Double glazed window. Radiator. Built in storage.

Bedroom

Double glazed window. Radiator. Built in storage.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, pedestal wash hand basin and a low level w/c. Tiling to splash back areas. Radiator. Shaver point.

Store Room

Utilised as airing cupboard space. Housing the hot water cylinder. Heated towel rail.

Studio Living Area

The studio space can be accessed via the first floor

landing however it also has an independent door located on the properties side aspect. Double glazed window. Radiator.

Studio Kitchen Area

Double glazed window. Fitted with eye and base level units with work surfaces over. Ceramic sink and drainer unit. Tiling to splash back areas. Access to the studio loft.

Studio Bedroom Area

Double glazed window. Radiator. Vanity area with wash hand basin.

Studio En Suite

Double glazed window. Fitted with a shower area and a low level w/c. Radiator. Tiled flooring. Tiled walls.

To The Front

An area of frontage arranged with hard standing providing parking and a further area of lawn partly enclosed by hedging.

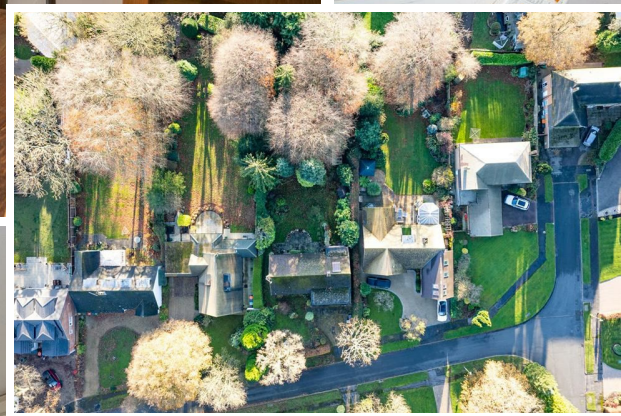
Disclaimer: please note some of the trees within the plot of this property are protected by tree preservation orders. These will need to be reviewed by solicitors before making any agreement to exchange contracts.

Garage

Accessed via a courtesy door from the utility room and an up and over door to the front aspect. Lighting. Water tap.

To The Rear

A private garden laid with an area of patio leading to a lawn. Further areas of mature trees enclosed by a mixture of hedging/trees and timber panel fencing. One gated side access and one open side access. Garden shed.







Total area: approx. 209.2 sq. metres (2251.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		