



Chiltern Avenue, Edlesborough, LU6 2HY
Asking price £400,000

Sears & Co
estate & letting agents

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

A well proportioned, three bedroom, semi detached family home situated on Chiltern Avenue in the exclusive village of Edlesborough with accommodation spanning in excess of 1100 SQFT (including the garage).

The layout includes an entrance porch, entrance hallway, OPEN PLAN living/dining room, well appointed kitchen/breakfast room, w/c, utility room, three first floor bedrooms and a family bathroom with four piece suite.

Externally the property further benefits from DRIVEWAY PARKING to the front/side, a garage and a MATURE private rear garden. Council tax band C. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Two double glazed windows. Tiled flooring. Access into the entrance hallway.

Entrance Hallway

Double glazed window. Radiator. Recessed down lighting. Stairs rising to the first floor accommodation. Access to the kitchen/breakfast room and living area.

Living Area

Three double glazed windows. Radiator. Fireplace. Open plan to the dining area.

Dining Area

Double glazed window. Radiator. Access to the kitchen/breakfast room.

Kitchen/Breakfast Room

Two double glazed windows. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with electric hob and extractor over. Integrated low level fridge. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Part tiled flooring. Two storage cupboards. Two radiators. Recessed down lighting. Access to the inner hallway.

Inner Hallway

Double glazed door leading to the rear garden. Tiled flooring. Access to the utility room and w/c.

W/C

Double glazed window. Fitted with a wall mounted wash hand basin and a low level w/c. Tiling to splash back area. Radiator. Tiled flooring.

Utility Room

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding washing machine, fridge/freezer and tumble dryer. Recessed down lighting. Tiled flooring.

First Floor Landing

Double glazed window. Airing cupboard. Access to the loft. Access to all rooms.

Bedroom

Two double glazed windows. Radiator. Storage cupboard. Fitted with a range of bedroom furniture.

Bedroom

Double glazed window. Radiator. Storage cupboard. Built in wardrobe.

Bedroom

Two double glazed windows. Radiator. Storage cupboard.

Family Bathroom

Double glazed window. Fitted with a four piece suite to include a corner bath, shower enclosure with electric shower, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Extractor fan. Radiator.

To The Front/Side

An area of block paving providing substantial driveway. An area of front garden laid with lawn. Planted borders. Enclosed by hedging and low level picket fencing. Access to the garage. Access to the rear garden.

To The Rear

A private garden arranged with areas of patio and lawn. Outside tap. Enclosed by a mixture of timber panel fencing, trellis, hedging and part walled.

Garage

Glazed window. Accessed via an 'up and over door' to the front aspect and a courtesy door from the rear garden. Power and lighting.



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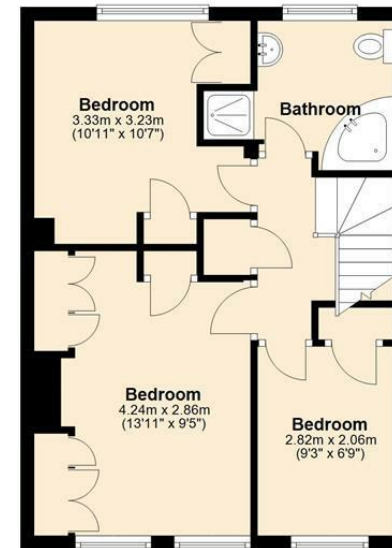
Ground Floor

Approx. 68.9 sq. metres (741.4 sq. feet)



First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 109.9 sq. metres (1183.3 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
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

