



Holywell Road, Studham, LU6 2PD
Asking price £600,000

Sears & Co
estate & letting agents

A well proportioned, three bedroom detached property situated on Holywell Road in the exclusive village of Studham in central Bedfordshire with the added benefit of a heated swimming pool.

The layout comprises an entrance hallway, downstairs w/c, spacious living room, separate dining room with conservatory area, well appointed kitchen, utility room, principal bedroom with en suite shower room, two further bedrooms and a family bathroom with white suite.

Externally the property further benefits from a sizeable frontage providing driveway parking and an area of front garden. A double garage with electric door and a mature private rear garden. Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Entrance Hallway

Wood effect flooring. Radiator. Store cupboard. Access to the downstairs w/c, living room & kitchen. Stairs leading to the first floor accommodation.

Downstairs W/C

Double glazed window. Fitted with an enclosed cistern W/C and a cabinet enclosed wash hand basin with mixer tap.

Living Room

Two double glazed windows. Two radiators. Log burner. Door to the dining room.

Dining Room/Conservatory Area

Wood effect flooring. Store cupboard. Open plan to the conservatory area. Double glazed doors leading to the garden. Three radiators. Door to the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming up stands. Integrated oven, electric hob with extractor over. Space for a dishwasher. Tiling to splash back areas. Tile effect flooring. One and a half bowl sink and drainer unit with mixer tap. Archway to the utility room.

Utility Room

Double glazed window. Double glazed door to the side aspect.

Fitted with a range of eye and base level units with work surfaces over also forming up stands. Space for a free standing fridge/freezer, washing machine and tumble dryer. Recessed down lighting. Tile effect flooring. Sink unit with mixer tap.

First Floor Landing

Access to all rooms. Access to the loft. Airing cupboard.

Principal Bedroom

Double glazed window. Radiator. Fitted with a range of bedroom wardrobes. Access to the en suite shower room.

En Suite Shower Room

Double glazed window. Fitted with a quadrant shower enclosure with 'Aqualisa' shower and a cabinet enclosed wash hand basin. Tiled walls. Tiled flooring. Chrome heated towel rail.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Store cupboard.

Family Bathroom

Double glazed window. Fitted with a panel enclosed bath with shower screen, low level w/c and a pedestal wash hand basin. Tiled flooring. Tiled walls. Chrome heated towel rail.

To The Front

An area of frontage laid partly with cobble style block paving providing driveway parking and a further area of front garden. Steps leading down to the front door and storm porch. Courtesy door to the garage. Gated access to the garden.

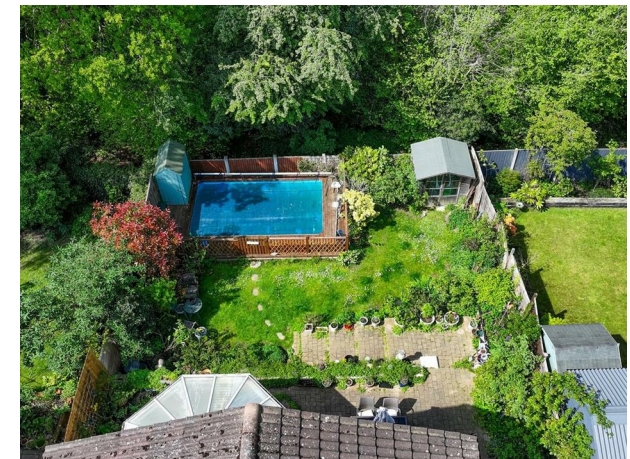
Double Garage

Accessed via an electric door and a double glazed courtesy door. Power & lighting.

To The Rear

Garden - A private garden arranged with an area of patio and steps down to the lawn with some areas of mature planting. The garden is enclosed primarily by timber panel fencing and hedging.

Pool Area - Comprising a swimming pool heated via an air source heat pump, shed with pump etc. Area of decking around the swimming pool that is enclosed by low level fencing and accessed via a gate.

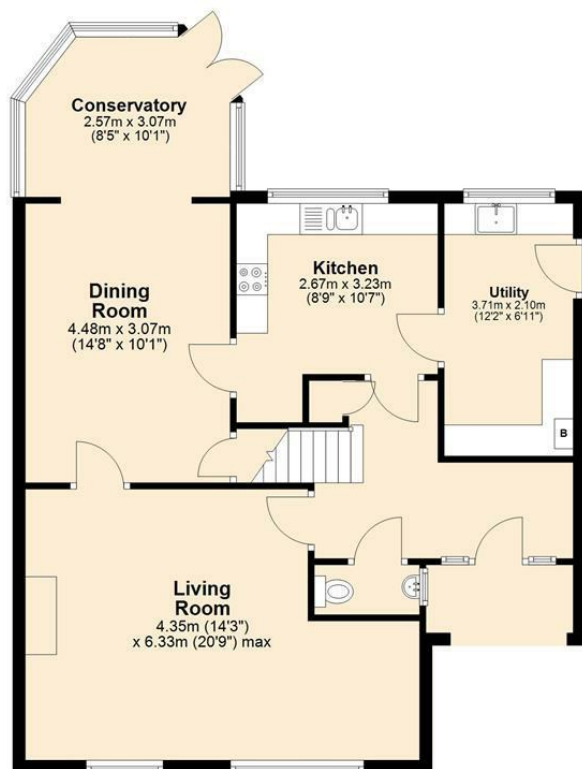


Sears & Co

www.searsandco.co.uk call: 01442 254 100

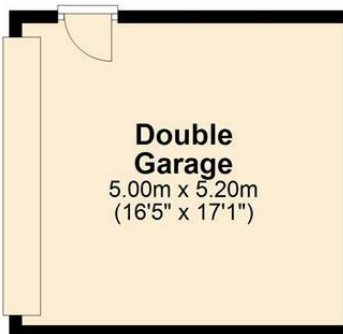
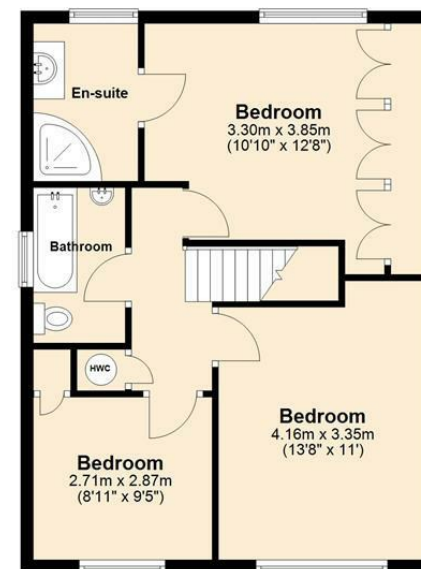
Ground Floor

Approx. 80.0 sq. metres (861.6 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.5 sq. feet)



Total area: approx. 134.4 sq. metres (1447.1 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.

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.

www.searsandco.co.uk

Sears & Co

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		
55-68	D	65 D	76 C
39-54	E		
21-38	F		
1-20	G		

