



**Church Croft, Edlesborough, LU6 2HU**  
**Asking price £500,000**

**Sears & Co**  
estate & letting agents



A rare opportunity to purchase this well proportioned, extended, three bedroom detached property situated abutting open countryside in the exclusive Buckinghamshire village of Edlesborough.

The layout comprises an entrance area, impressive 29FT open plan living/dining room, kitchen, utility room, downstairs shower room, store room, workshop, three first floor bedrooms and a family bathroom.

Externally the property has the added benefit of driveway parking and a delightful low maintenance rear garden with an absolutely stunning vista overlooking the nearby countryside. Contact sole appointed selling agents Sears & Co to arrange a viewing. Council tax band E.

### Wooden Front Door

### Entrance Area

A partly sectioned off area of the living/dining room with a low level wall utilised for storing shoes etc. Radiator.

### Living/Dining Room

Double glazed window. Double glazed sliding doors leading to the garden. Two radiators. Recessed down lighting. Stairs rising to the first floor accommodation. Partly open plan to the kitchen. Archway leading to the kitchen.

### Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. One and a half bowl stainless steel sink and drainer unit with mixer tap. Space for a free standing oven and fridge. Tiled flooring. Tiled walls. Access to the utility room & store room.

### Utility Room

Double glazed window. Fitted stainless steel sink unit with double draining areas and storage underneath. Wall mounted cupboards. Space for a washing machine and tumble dryer. Boiler for the oil heating system. Tiled walls. Tiled flooring. Access to the shower room.

### Shower Room

Double glazed window. Fitted with a shower enclosure, low level w/c and a cabinet enclosed wash hand basin. Radiator. Tiled walls. Recessed down lighting.

### Store Room

Double glazed sliding doors leading to the front aspect. Vinyl flooring. Power & Lighting.

### Workshop

Double glazed window. Double glazed door leading to the garden. Space for a free standing fridge/freezer. Power & lighting.

### First Floor Landing

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

### Bedroom

Double glazed window. Radiator. Range of fitted wardrobes.

### Bedroom

Double glazed window. Radiator. Built in storage.

### Bedroom

Double glazed window. Radiator.

### Family Bathroom

Double glazed window. Fitted with a panel enclosed bath, cabinet enclosed wash hand basin and a low level w/c. Partially tiled walls. Radiator.

### To The Front/Side

An area of frontage partly laid with a cobble effect block paving providing driveway parking and an area of front/side garden laid with mature planting and partly paved. Pathway leading to the store room. Outside tap. Storm porch and access to the front door.

### To The Rear

A private garden laid primarily with patio style paving and some areas of planting enclosed by a mixture of walls, timber fencing and hedging and backing onto open countryside. Outside tap. Oil tank located to the side aspect.



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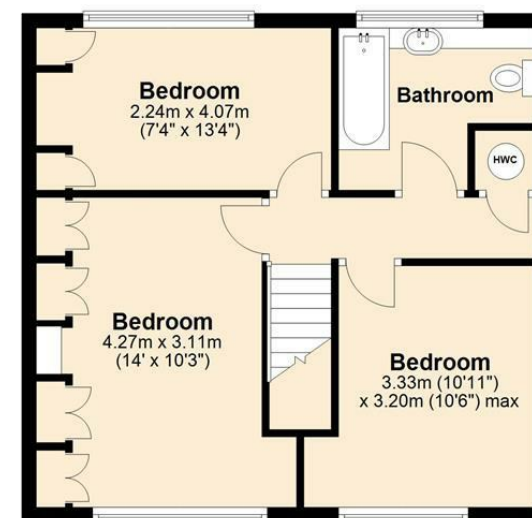
## Ground Floor

Approx. 82.3 sq. metres (886.4 sq. feet)



## First Floor

Approx. 45.5 sq. metres (490.1 sq. feet)



Total area: approx. 127.9 sq. metres (1376.5 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		
55-68	D	55 D	74 C
39-54	E		
21-38	F		
1-20	G		



