



Dagnall Road, Edlesborough, LU6 2EF
Asking price £750,000

Sears & Co
estate & letting agents



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Sears & Co

A unique opportunity to purchase this extended and well proportioned four bedroom semi detached family home situated in an ideal position on Dagnall Road, Edlesborough. This property offers truly outstanding countryside views over Ivinghoe Beacon and the Whipsnade White Lion and benefits from internal accommodation spanning in excess of 1500 sqft which sits on a plot measuring over 1.5 acres.

Accommodation includes an entrance hallway, open plan living/dining room, 19FT kitchen/breakfast room, downstairs w/c, principal bedroom with en suite, three double bedrooms and a refitted family bathroom. Externally the property further benefits from driveway parking for multiple vehicles, a garage currently used as a utility space, an area of front garden and a substantial private rear garden with four useful outbuildings/sheds. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Built in coir foot mat. Radiator. Access to the w/c, kitchen and living/dining room.

Living/Dining Room

Two double glazed windows. Double glazed doors leading to the rear garden. Two radiators. Understair storage area. Stairs rising to the first floor accommodaion.

Kitchen

Two double glazed windows. Double glazed door leading to the rear garden. Wooden door leading to the garage. Fitted with a range of eye an base

level units with work surfaces over, also forming a breakfast bar. Integrated oven. Integrated induction hob. Integrated microwave. Space for a freestanding american style fridge freezer, standard fridge freezer and dishwasher. Inset sink unit with mixer tap. Half sink unit and drainer unit. Tiling to splash back areas. Tiled flooring.

W/C

Double glazed window. Fitted with a wall mounted wash hand basin and a low level w/c. Chrome heated towel rail. Tiled walls. Tiled flooring. Extractor fan.

First Floor Landing

Double glazed window. Access to the loft. Access to four bedrooms and the family bathroom.

Principal Bedroom

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

En Suite Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Heated towel rail. Airing cupboard. Recessed down lighting.

Bedroom Two

Double glazed window. Radiator. Fitted with a range of built in bedroom furniture.

Bedroom Three

Double glazed window. Radiator. Fitted with a range of built in bedroom furniture.

Bedroom Four

Double glazed window. Radiator. Built in storage.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Heated towel rail. Extractor fan.

To The Front

An area of front garden predominantly laid to lawn. Area of pebbles providing driveway parking. Access to the garage. Gated access leading to the rear garden.

To The Rear

A private rear/side garden arranged with an area of patio and a substantial area of lawn. Stepping stone pathway. Enclosed by a mixture of timber panel fencing, wire fencing and hedging. Mature trees. Outbuilding, currently utilised as an office space, which benefits from air conditioning, power and lighting. Three further outbuildings with power and lighting. Gated side access leading to the front garden.

Garage/Utility

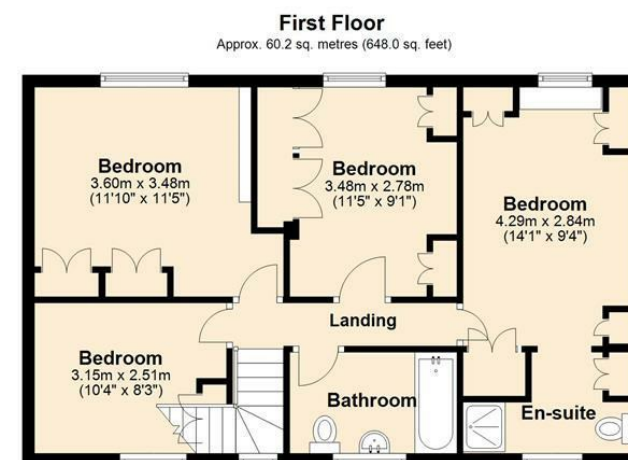
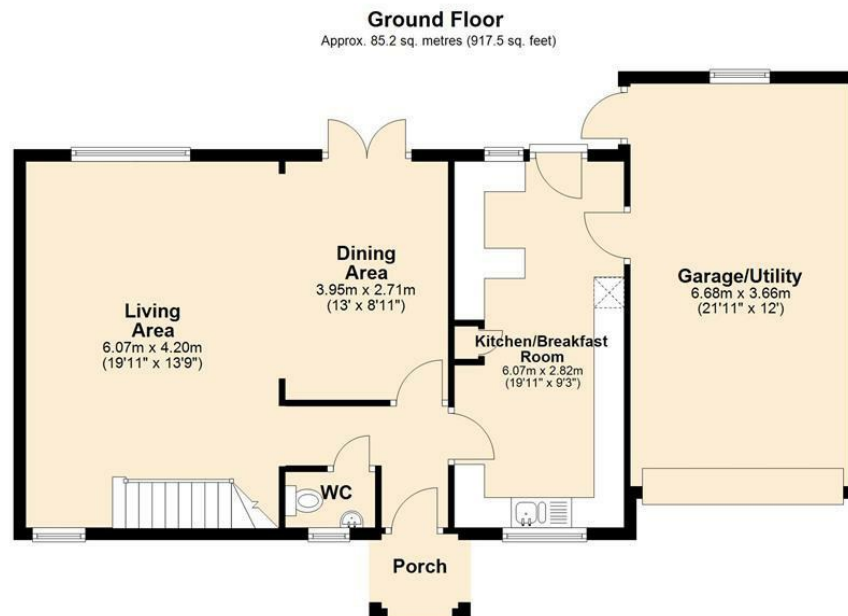
Two double glazed windows. Double glazed door to the garden. Courtesy door from the kitchen. Accessed via an electric roller door to the front. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink with drainer unit. Power and lighting.

Additional Information

This property is currently held on two titles, both titles are included in the sale price of £750,000. The current owners purchased the land mentioned in title - BM297396 separately to the house. The house title is - BM212589







Total area: approx. 145.4 sq. metres (1565.5 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. □

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		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		