



Damson Way, Edlesborough, LU6 2FQ
Asking price £550,000

Sears & Co
estate & letting agents



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Sears & Co

An immaculate four bedroom link detached family home situated in this ideal position on Damson Way in the exclusive village of Edlesborough, with flexible accommodation spanning in excess of 1250 sqft.

The layout comprises an entrance hallway, 19ft living room, delightful open plan kitchen/dining room, w/c, principal bedroom with en suite shower room, three further well proportioned bedrooms and a modern family bathroom.

Externally the property further benefits from a useful carport/driveway and a well presented private rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Wood effect flooring. Radiator. Under stair storage. Stairs rising to the first floor accommodation. Access to the w/c, kitchen and living room.

Living Room

Double glazed window. Two radiators.

Kitchen/Dining Room

Double glazed window. Double glazed doors leading to the rear garden. Fitted with a range of eye base level units with work surfaces over also forming upstands. Integrated one and a half 'Smeg' oven. 'Smeg' hob with extractor over. Integrated fridge freezer. Space for a freestanding washing machine. Stainless steel one and a half bowl sink with drainer unit and mixer tap. 'Mitsubishi' air conditioning unit. Tiled flooring.

W/C

Fitted with a pedestal wash hand basin and a low level w/c. Wood effect flooring. Partially tiled walls. Extractor fan.

First Floor Landing

Airing cupboard. Access to the boarded loft. Access to the family bathroom and all bedrooms.

Principal Bedroom

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

En Suite

Double glazed window. Fitted with a three piece suite to include a shower enclosure, freestanding wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Chrome heated towel rail.

Bedroom Two

Two double glazed windows. Radiator.

Bedroom Three

Double glazed window. Radiator.

Bedroom Four

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over and glass screen, freestanding wash hand basin and a low level w/c. Partially tiled walls. Tiled flooring. Chrome heated towel rail. Extractor fan.

To The Front

An area of hardstanding providing driveway parking. Access to the carport. An area of front

garden laid with lawn. Hedging. Outside light. Outside socket. Gated side access.

To The Rear

A private garden arranged with areas of patio, lawn and hardstanding. Enclosed by timber panel fencing. Outside light. Outside tap. Shed. Gated side access.

Service Charge & Warranty

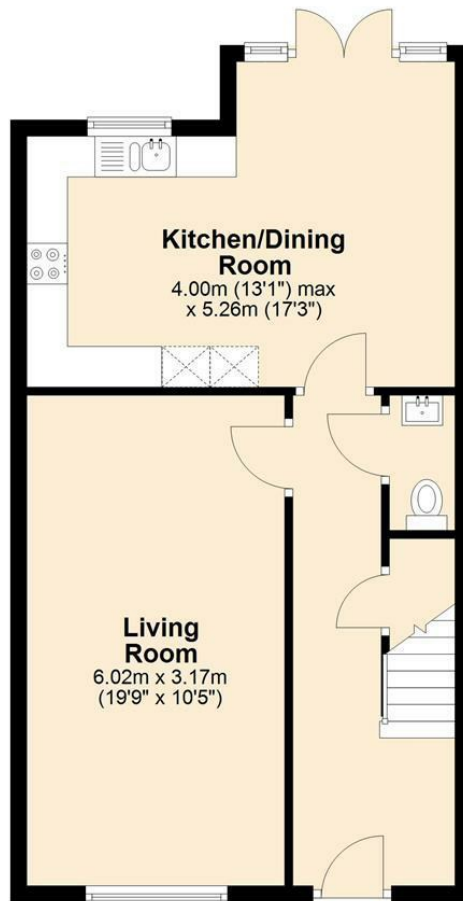
The owners have advised that the property is subject to service charges in the region of £287.58 per annum. The property also has approximately 5 years remaining on the new homes warranty. This information should be verified by a solicitor prior to exchange of contracts.





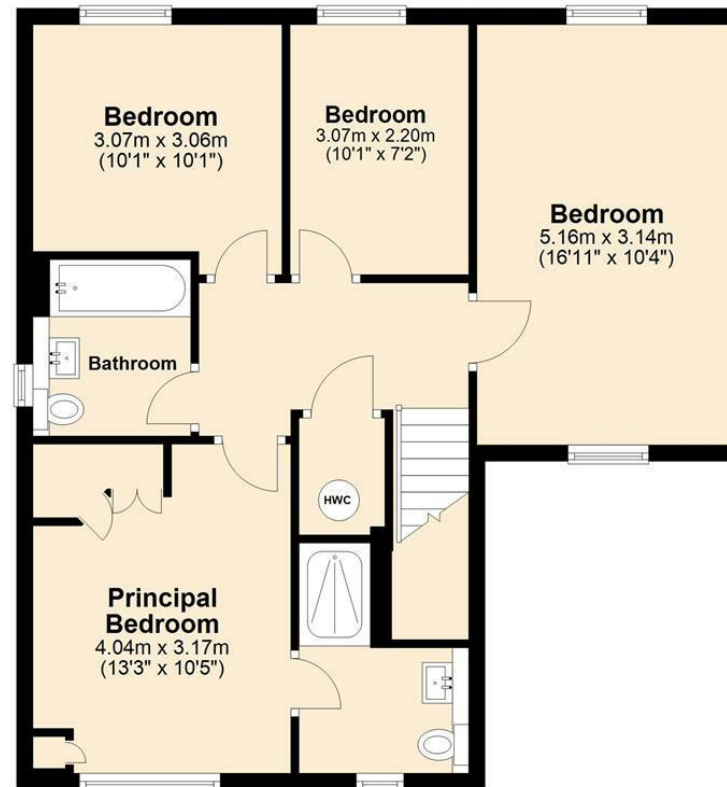
Ground Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.0 sq. feet)



Total area: approx. 116.8 sq. metres (1257.7 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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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		94 A
81-91	B		
69-80	C	84 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		