



Dunstable Road, Studham, LU6 2QG
Asking price £350,000

Sears & Co
estate & letting agents

A pretty, two bedroom terraced character property, situated in this delightful position on Dunstable Road in the exclusive village of Studham, voted one of Britain's poshest villages by The Telegraph.

Accommodation includes an open plan living/dining room, well appointed kitchen, two first floor bedrooms and a refitted family bathroom.

The property further benefits from an area of front garden and a low maintenance private rear garden boasting stunning countryside views. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Living/Dining Room

Double glazed window. Built in foot mat. Two radiators. Storage cupboards. Wood effect flooring. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen.

Kitchen

Double glazed window. Double glazed stable door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding oven, slimline dishwasher, washing machine and fridge freezer. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Wood flooring.

First Floor Landing

Access to the family bathroom and two bedrooms.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Bedroom

Double glazed window. Radiator. Wood effect flooring.

Family Bathroom

Fitted with a three piece suite to include a tile enclosed bath with shower over, pedestal wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan.

To The Front

An area of planted frontage with steps leading to the front door.

To The Rear

A private garden arranged with areas of patio and artificial lawn. Areas of hedging. Enclosed predominantly by timber panel fencing. Outside tap. Outside light.

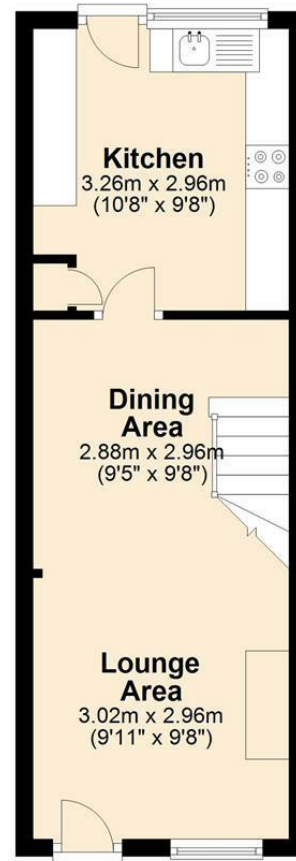


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Ground Floor

Approx. 27.7 sq. metres (297.7 sq. feet)



First Floor

Approx. 27.9 sq. metres (299.9 sq. feet)



Total area: approx. 55.5 sq. metres (597.6 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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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	70 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

