



Wren Walk

Edlesborough Dunstable, LU6 2RW

Offers In Excess Of £700,000



5



3



1



C



QUARTERS
YOUR NEXT MOVE

Wren Walk

Edlesborough Dunstable, LU6 2RW

Offered for sale is this stunning five bedroom executive family home, located in this highly sought after Buckinghamshire village and within catchment of the sought after Aylesbury Grammar schools. The property is presented to the market in excellent order, having been renovated throughout by the current owner, and provides bright and spacious accommodation comprising: Entrance hall, refitted cloakroom/WC, refitted kitchen/dining/family room, utility room, lounge, five bedrooms (two with refitted ensuite) and a refitted family bathroom. Additional benefits include a balcony to the second floor, double glazed windows, central heating landscaped rear garden, garage and ample driveway parking. Viewing is highly recommended.

Location:

Wren Walk is a quiet cul-de-sac comprising of premium houses, in the highly desirable Buckinghamshire village of Edlesborough, which provides an abundance of rural charm, and is surrounded by open countryside. The village is a picturesque setting and nestled to the north of the Chiltern Hills. Amenities include a local convenience store, post office, hair salon, village hall, recreation ground, doctors surgery and a local pub nearby. There is also a local primary school and the village lies within catchment of the sought after Aylesbury Grammar schools. Edlesborough is well situated for a variety of road links accessible via the A4146, and a short drive to Leighton Buzzard Railway station which provides trains to London Euston in as little as 30 minutes.

Ground Floor:

Enter via a double glazed front door into the hallway, featuring a tiled floor which continues seamlessly into the cloakroom/WC and kitchen/dining/family room, and through into the utility room, with each of these areas benefitting from underfloor heating. The hallway also provides stairs leading to the first floor with a cupboard under, and a further built-in storage cupboard. The stunning kitchen/dining/family room is the heart of the home, refitted with a stylish modern range of wall and base level units, with an array of integrated appliances. An island unit has also been incorporated, with the extended work surface providing a breakfast bar. Benefitting from a rear extension, the L-shaped configuration of the room creates an excellent living space, providing excellent spots at each end of the room for a variety of furniture, each with French doors leading out to the garden. Off the kitchen to the front of the property is a well proportioned lounge, with a fireplace providing a fine focal point. Of the kitchen area to the side of the property is a utility room, with refitted units and spaces for a washing machine and tumble dryer.





First Floor:

The landing provides a warm welcome to the first floor, with doors to each of the bedrooms and family bathroom, plus a further stairwell leading to the second floor. A generous double room sits to the front of the property, with a range of fitted wardrobes plus a built-in storage cupboard. The room also enjoys an ensuite shower room, refitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and walk-in shower cubicle, with complimentary tiling to water sensitive areas. There are three further generous bedrooms to the first floor, two of which overlook the rear garden, and the fourth bedroom facing the front aspect, currently used as a study. The family bathroom has been refitted in keeping with the ensuites, refitted with a four piece suite comprising of a low level WC, vanity wash hand basin, bathtub and shower cubicle.

Second Floor:

A large bedroom sits on the second floor, with ample space for a variety of furniture. An exceptional inclusion is the Velux opening to the balcony, and there is plenty of eaves storage. At the end of the room is a further ensuite, which has been refitted with a three piece suite comprising of a low level WC, vanity wash hand basin and shower cubicle.

Outside:

To the front of the property is an generous block paved driveway, extending to the garage and front door. A further gravelled area provides a neat border, and potential to park additional cars, if required. There is gated access to the side leading through to the rear garden, with courtesy doors into the garage and utility room. The rear garden benefits largely from its southerly aspect receiving plenty of sunlight throughout the day. A paved patio area sits to the rear of the property, with a leading to a storage shed. The remainder of the garden is laid mainly to lawn, with a variety of mature shrubbery to the borders.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Ground Floor



First Floor



Second Floor

Total Area: 2160 ft² (excluding balcony, eaves storage)

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk