

HUNTERS[®]

HERE TO GET *you* THERE



Townside

Edlesborough, Dunstable, LU6 2RH

Guide Price £600,000



Council Tax: F



2 Townside

Edlesborough, Dunstable, LU6 2RH

Guide Price £600,000



- **FIVE BEDROOM DETACHED FAMILY HOME**
- **EN-SUITE to MAIN BEDROOM**
- **POPULAR VILLAGE LOCATION**
- **KITCHEN/DINING ROOM**
- **GARAGE and DRIVEWAY PARKING**
- **BACKING ONTO OPEN COUNTRYSIDE**
- **OFFICE**
- **POTENTIAL to CREATE an ANNEXE**
- **DOWNSTAIRS CLOAKROOM**
- **CLOSE TO LOCAL AMENITIES AND TRANSPORT**

Hunters are pleased to market this fantastic opportunity to purchase this extended five bedroom detached family home, located within the picturesque village of Edlesborough backing onto open countryside. Offered with NO ONWARDS CHAIN.

Offering versatile and flexible accommodation, this property offers a generous sized lounge with patio doors opening to the rear garden, kitchen/dining room which also open to the rear garden, downstairs cloakroom, five bedrooms, family bathroom, office and a garage. The layout offers the opportunity to remodel the ground floor accommodation to create a separate annexe.

The rear garden over looks the countryside while there is driveway parking to the front.

Edlesborough is a picturesque village on the edge of the Chiltern Hills offering an array of facilities, doctor and dental practices, pharmacy and a selection of local stores including a cafe' and a post office. The village green offers recreational facilities with an enclosed playground, tennis courts, cricket square, football pitches and community & sports pavilion.

The property is close to a highly regarded primary school, with pre-school attached, and falls within the catchment area for the Buckinghamshire grammar school system. For commuters, there is easy access by the new link road to the M1 and A5, routes to A41, M25 and Luton International Airport. London Euston is accessible by the nearby mainline railway stations of Tring and Leighton Buzzard.

Entrance Hall

Entry via a solid door. Stairs rising to the first floor. Glazed window to front aspect.

Lounge

Double glazed bay window to front aspect. Fitted carpet and radiator. Double glazed doors opening to the rear garden.

Kitchen/Dining Room

Double glazed windows to rear aspect. A range of wall and floor mounted units consisting of drawers and cupboards with a worktop over. Electric hob and an electric oven. Two single bowl sinks and drainers. Space for a fridge-freezer. Plumbing for a washing machine. Radiator and door to the garage.

Cloakroom

Double glazed window to front aspect. Two piece suite consisting of a wash hand basin and W/C.

Bedroom Three

Double glazed doors to rear aspect. Radiator.

En-Suite Shower Room

Double glazed window to front aspect. Three piece suite consisting of a shower, W/C and wash hand basin.

Landing

Double glazed window to front aspect. Storage cupboard. Fitted carpet

Bedroom One

Double glazed window to rear aspect. Radiator and built in wardrobe.

Bedroom Two

Double glazed window to rear aspect. Radiator and built in wardrobe.

Bedroom Four

Double glazed window to rear aspect. Radiator and built in wardrobe.

Bedroom Five

Double glazed window to side aspect. Radiator and eaves storage cupboard.

Office

Double glazed window to front aspect. Fitted carpet and radiator.

Bathroom

Double glazed window to side aspect. Three piece suite consisting of a bathtub, W/C and wash hand basin. Eaves storage cupboard.

Front

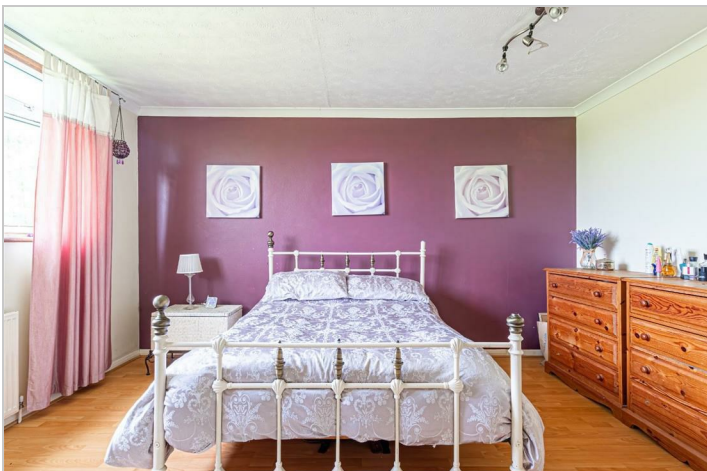
Driveway parking for multiple vehicles. Laid to lawn with a pathway leading to the front door.

Garage

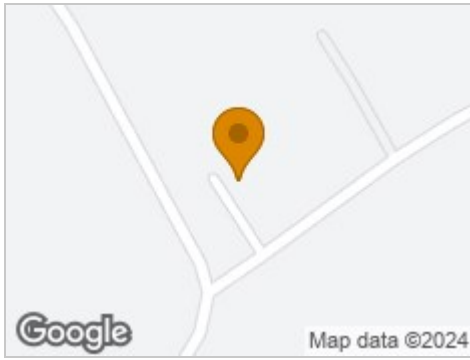
Up and over door. Power and lights. Internal door opening to the kitchen.

Rear Garden

Enclosed rear garden overlooking the countryside. Mainly laid to lawn with a patio and decking area.



Road Map



Hybrid Map



Terrain Map



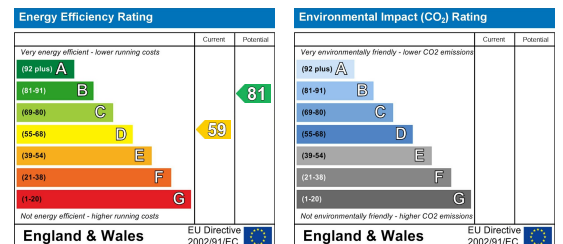
Floor Plan



Viewing

Please contact our Hunters Tring & Surrounding Villages Office on 01442 500252 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.