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7 Moor End Close, Edlesborough, Dunstable, LU6 2HP

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## Offers In The Region Of £450,000

- FOUR BEDROOM FAMILY HOME
- EN-SUITE TO MAIN BEDROOM
- ENCLOSED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- CLOAKROOM
- NO ONWARD CHAIN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- VILLAGE LOCATION
- UTILITY ROOM
- INTERACTIVE VIRTUAL TOUR

Hunters are pleased to market this extended semi-detached four bedroom family home, located with the village of Edlesborough and offered with NO ONWARD CHAIN.

In brief this property comprises; entrance hall, cloakroom, lounge/dining room, kitchen breakfast room, utility room and conservatory. Upstairs there are four bedrooms with an en-suite to the main bedroom and a family bathroom.

Externally this property benefits from a driveway for multiple vehicles and an enclosed rear garden.

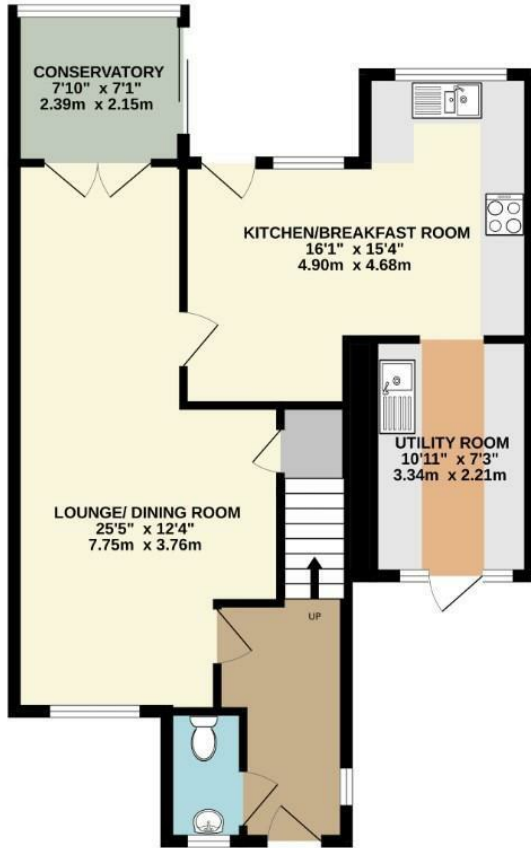
Edlesborough is a picturesque village on the edge of the Chiltern Hills offering an array of facilities, doctor and dental practices, pharmacy and a selection of local stores including a café. The village green offers recreational facilities with an enclosed playground, tennis courts, cricket square, football pitches and club-house.

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.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252  
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GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.

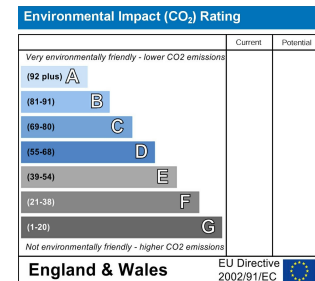
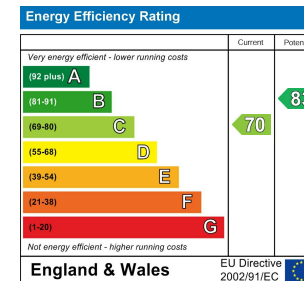


1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Entrance Hall

Entry via a part glazed door. Double glazed window to side aspect. Fitted carpet and radiator. Stairs rising to the first floor landing.

### Cloakroom

Double glazed window to front aspect. Two piece suite comprising; W/C and wash hand basin. Radiator.

### Lounge/Dining Room

Double glazed window to front aspect. Fitted carpet and radiator. Understairs storage cupboard. Double doors opening to the conservatory.

### Kitchen Breakfast Room

Double glazed window to rear aspect. A range of floor and wall mounted units with a work top over. Space for an electric free standing oven with an extractor over. 1 ½ bowl sink and drainer. Plumbing for a dishwasher. Part glazed patio door opening to the rear garden.

### Utility Room

Double glazed window to front aspect. Part glazed door opening to the driveway. Floor and wall mounted units with a worktop over. Single bowl stainless steel sink and drainer. Plumbing for a washing machine and space for a tumble dryer, fridge and freezer.

### Conservatory

Dual aspect double glazed windows. Double glazed patio doors opening to the rear garden.

### First Floor Landing

Fitted carpet and access to the loft.

### Main Bedroom

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

### En-suite

Double glazed window to rear aspect. Three piece comprising; walk-in shower, W/C and wash hand basin. Heated towel rail.

### Bedroom Two

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

### Bedroom Three

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

### Bedroom Four

Double glazed window to rear aspect. Fitted carpet and radiator. Wall mounted gas boiler.

### Bathroom

Double glazed window to side aspect. Three piece suite comprising; bathtub, W/C and wash hand basin. Storage cupboard.


### Front

Driveway parking for multiple vehicles.

### Rear

Enclosed rear garden. Patio seating area and a garden shed.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. 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.















