



HUNTERS[®]
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Pilgrims Rest Church End, Edlesborough, Dunstable,
Buckinghamshire, LU6 2EP

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Offers In Excess Of £700,000

- FIVE DOUBLE BEDROOM DETACHED FAMILY HOME
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO MAIN BEDROOM
- GENEROUS SIZED REAR GARDEN
- REFITTED OPEN PLAN KITCHEN/DINING ROOM
- OFFICE
- SOUGHT AFTER BUCKINGHAMSHIRE VILLAGE of EDLESBOROUGH
- FOUR PIECE FAMILY BATHROOM
- GATED DRIVEWAY and PARKING FOR MULTIPLE VEHICLES

Hunters are pleased to market this spacious FIVE DOUBLE bedroom DETACHED family home, with the added benefit of a ONE BEDROOM SELF CONTAINED ANNEXE, located within the picturesque village of Edlesborough.

This well presented home offer versatile and flexible living accommodation, with an open plan kitchen/dining area which opens up to the generous size lounge and conservatory. Completing the downstairs accommodation is the cloakroom and an office.

The first floor accommodation comprises four double bedrooms, with an en-suite to the main bedroom and a family bathroom.

Externally the enclosed landscaped rear garden is mainly laid to lawn with a paved patio seating area. To the front is driveway parking for numerous vehicles.

This family home boasts its very own self contained annexe offering an entrance hall, kitchen/living area, double bedroom and shower room.

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.

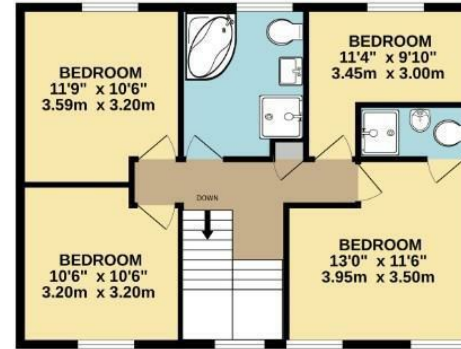
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GROUND FLOOR
1264 sq.ft. (117.5 sq.m.) approx.

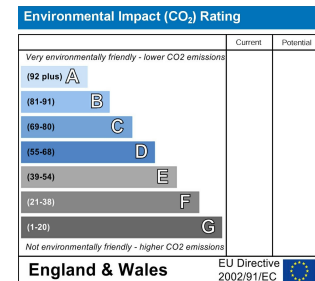
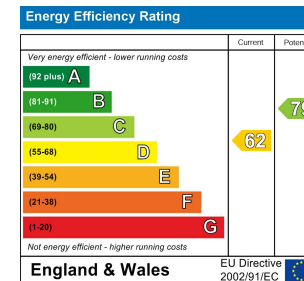


1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1943 sq.ft. (180.5 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.
Made with Metroplex 5/2023



Entrance Hall

Entry via part glazed door. Tiled flooring and radiator. Stairs rising to the first floor with under-stair storage.

Cloakroom

Double glazed window to side aspect. Two piece suite comprising; W/C and wash hand basin. Tiled flooring and radiator.

Office

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

Kitchen/Dining Room

Double glazed dual aspect windows. A range of floor and wall mounted units consisting of drawers and cupboards with a work top over and matching Island. Gas range cooker with a glass splash back and extractor over. Single bowl ceramic sink and drainer. Integrated dishwasher and washing machine. Space for a fridge-freezer.

Lounge

Double glazed bay window to front aspect. Feature fireplace. Oak wooden flooring and radiators.

Conservatory

Double glazed windows to rear aspect. Tiled flooring and radiator.

Landing

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

Main Bedroom

Double glazed window to front aspect. Wood effect flooring and radiator.

En-suite

Double glazed window to side aspect. Three piece suite comprising; shower, W/C and wash hand basin. Heated towel rail.

Bedroom Two

Double glazed window to rear aspect. Wood effect flooring and radiator.

Bedroom Three

Double glazed window to front aspect. Wood effect flooring and radiator.

Bedroom Four

Double glazed window to rear aspect. Wood effect flooring and radiator.

Bathroom

Double glazed window to rear aspect. Four piece bathroom suite comprising; shower, whirlpool bathtub with mixer taps, W/C and wash hand basin. Tiled flooring and heated towel rail.

Front

Gated driveway parking for multiple vehicles. Raised mature flower beds and mature hedges. Pathway to front door.

Rear

Enclosed rear garden. Mainly laid to lawn with a patio seating area. Mature tree/bush border and a vegetable patch. Sheds.


Annexe

Self contained annexe with an entrance hall, kitchen/living room, double bedroom and shower room. Fully double glazed with gas central heating.

Agent Notes

Expired planning permission to build a double garage.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.







