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Crafton, Leighton Buzzard

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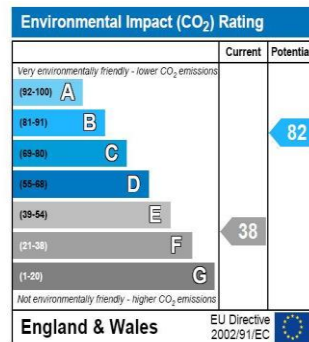
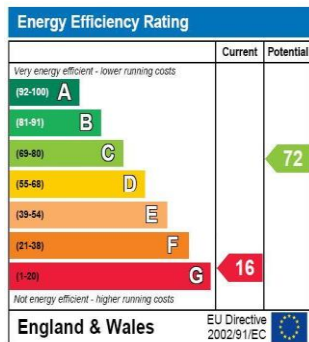
Guide Price: £565,000

Hunters are pleased to present this beautifully presented period cottage retaining a wealth of features and benefiting from driveway parking and no onwads chain.

The light and spacious ground floor accommodation includes an entrance hall, lounge, kitchen dining room, cloakroom and utility/boot room. Upstairs there are three bedrooms and a family bathroom.

Outside there is a driveway parking for three cars, front garden and private rear garden. This village will soon boast upgraded super fast broadband from August.

Crafton is a hamlet in Buckinghamshire, neighbouring the former Mentmore Estate. Crafton lies approximately 8 miles from Tring, 5 miles from Leighton Buzzard where the main line station provides a direct service into London Euston in approximately 35 minutes. All these towns provide a comprehensive range of recreational and educational facilities and the property lies within the catchment area of Buckinghamshire Grammar Schools. Nearby are the highly regarded Mentmore Golf & Country Club and `The Stag` restaurant.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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ENTRANCE HALL

Entrance via wooden part glazed door. Laminate flooring. Radiator. Storage cupboard under stairs. Stairs rising to first floor.

CLOAKROOM

White two piece suite comprising; Wash hand basin. W.C. Chrome heated towel rail. Window to the rear.

LOUNGE

Fitted carpet. Wooden glazed window to front aspect. Double glazed patio doors to rear garden. Radiator. Feature cast iron fireplace.

UTILITY/BOOT ROOM

A range of wall and base units with worktop over. Stainless steel sink unit. Space and plumbing for washing machine and fridge/freezer. Double glazed windows to rear and side aspect. Double glazed patio door to garden. Flagstones flooring.

KITCHEN DINING ROOM

A range of wall and base units with worktop over and matching island. Integrated oven and gas hob. Integrated dishwasher and fridge/freezer. Stainless steel sink unit with drainer. Wooden window to rear and front aspect. Rayburn heater. Radiator. Vinyl flooring.

LANDING

Fitted carpet. Wooden window to rear aspect. Wooden double glazed window to front aspect. Radiator. Access to loft. Airing cupboard. Storage cupboard housing tumble dryer.

BEDROOM ONE

Fitted carpet. UPVC double glazed window to side aspect. Wooden double glazed window to front aspect. Fitted wardrobes and a range of storage solutions. Radiator.

BEDROOM TWO

Fitted carpet. Wooden double glazed window to front aspect. Radiator.

BEDROOM THREE

Fitted carpet. UPVC double glazed window to side aspect. Wooden glazed window to rear aspect. Radiator. Fitted storage cupboard. Access to loft.

FAMILY BATHROOM

Three piece suite comprising; Panelled bath with shower over. Inset vanity wash hand basin. W.C. Chrome heated towel rail. Wooden glazed window to rear aspect.

GARDEN

Paved patio area with remainder laid to lawn. Fully enclosed, surrounded by mature shrubs and bushes. Gated rear access. Two wooden sheds. Outside tap and lighting.

PARKING

Driveway parking to the rear for three vehicles.

VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 01442 500 252

OPENING HOURS:

Monday - Friday: 09:00am - 6:00 pm
Saturday: 9.30am - 5pm
Sunday: 11am - 2pm

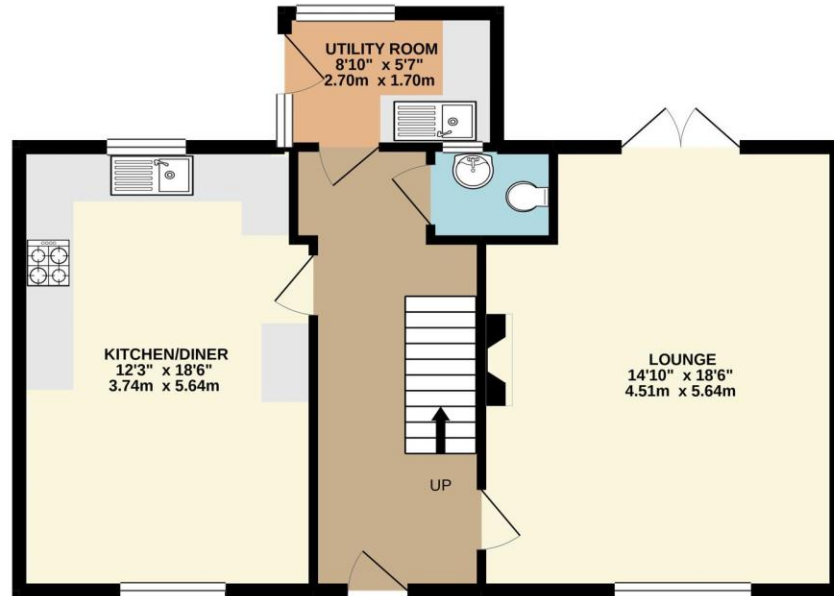
THINKING OF SELLING?

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.

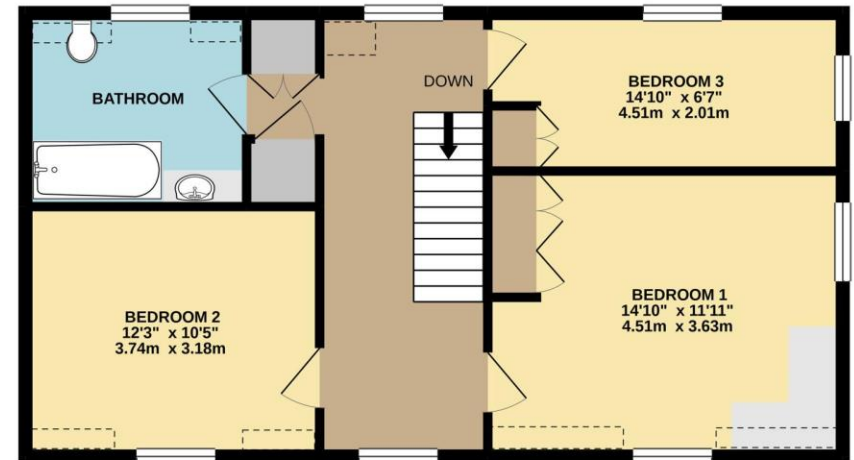
DISCLAIMER

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.

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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