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11 St. Marys Glebe, Edlesborough, Dunstable, LU6 2RB

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Offers In Excess Of £650,000

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- SPACIOUS DUAL-ASPECT LOUNGE/DINING ROOM WITH BAY WINDOW
- STYLISH KITCHEN WITH FLOOR AND WALL MOUNTED UNITS
- GROUND FLOOR CLOAKROOM FOR ADDED CONVENIENCE
- ENCLOSED REAR GARDEN WITH LAWN, MATURE PLANTING, AND PATIO AREA
- HIGHLY DESIRABLE VILLAGE LOCATION IN EDLESBOROUGH
- PATIO DOORS OPENING DIRECTLY ONTO THE REAR GARDEN
- ADDITIONAL RECEPTION ROOM IDEAL AS OFFICE OR PLAYROOM
- GENEROUS DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES AND DOUBLE-LENGTH GARAGE
- INTERACTIVE VIRTUAL TOUR

Situated within the highly desirable village of Edlesborough, this impressive four double bedroom detached family home offers generous and versatile living accommodation, ideal for modern family life.

The property is entered via a useful porch, which in turn opens into a welcoming entrance hallway with stairs rising to the first-floor landing. The ground floor is thoughtfully arranged, featuring a spacious dual-aspect lounge/dining room with a bay-fronted window to the front and patio doors to the rear, allowing for an abundance of natural light and providing direct access to the garden—perfect for both relaxing and entertaining.

The stylish kitchen is fitted with a range of floor and wall-mounted units with work surfaces over, and offers space for freestanding appliances. A separate reception room provides excellent flexibility and can be utilised as a home office, playroom, or formal dining room depending on your needs. The ground floor accommodation is completed by a convenient cloakroom.

Upstairs, the first floor offers four well-proportioned double bedrooms, making this an ideal home for growing families. A family bathroom serves all bedrooms.

Externally, the property continues to impress with a well-maintained and enclosed rear garden, predominantly laid to lawn and complemented by mature flower beds and established trees, creating a private and peaceful outdoor space. To the front, a generous driveway provides off-road parking for multiple vehicles and leads to a double-length garage, equipped with an up-and-over door, power, and lighting. The garage also benefits from internal access and offers excellent potential for conversion, subject to the necessary planning permissions.

Edlesborough is a highly sought-after Buckinghamshire village, offering an attractive blend of rural charm and everyday convenience. Nestled at the foot of the Chiltern Hills, an Area of Outstanding Natural Beauty, the village is surrounded by beautiful countryside—perfect for walking, cycling, and enjoying the outdoors.

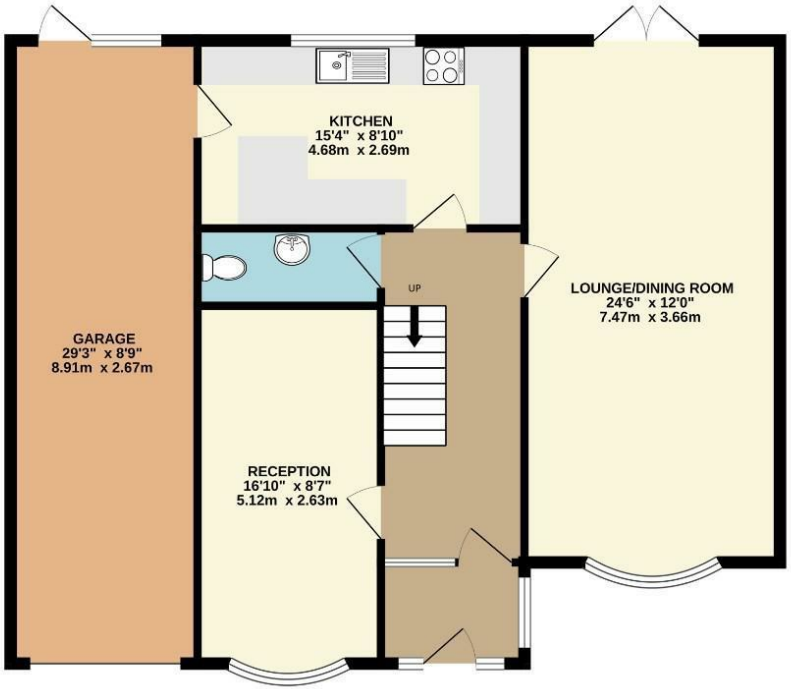
The village itself provides a range of local amenities, including a village shop, traditional pubs, a church, and a well-regarded primary school, making it particularly appealing to families. A strong sense of community, along with local events and clubs, further enhances its village appeal.

For more extensive shopping and leisure facilities, the nearby towns of Dunstable, Leighton Buzzard, and Tring are all within easy reach, offering supermarkets, restaurants, and a wider range of schooling options.

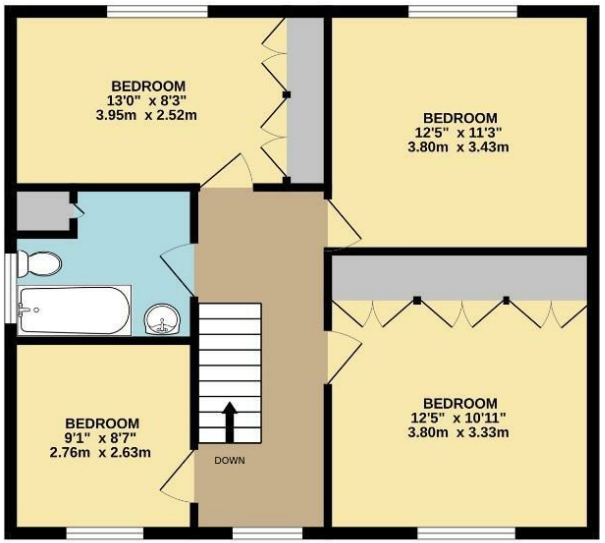
Edlesborough is also well positioned for commuters, with mainline train services available from Leighton Buzzard and Tring, providing direct links into London Euston. The village also benefits from convenient access to the A5, M1, and A41, ensuring excellent road connectivity to London and the surrounding areas.

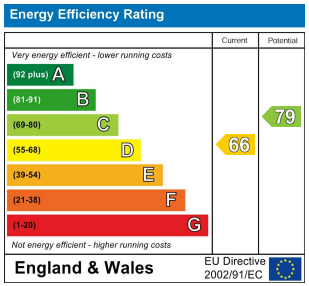
Combining picturesque surroundings with practical accessibility, Edlesborough remains a popular choice for those seeking a relaxed village lifestyle without compromising on transport links and amenities.

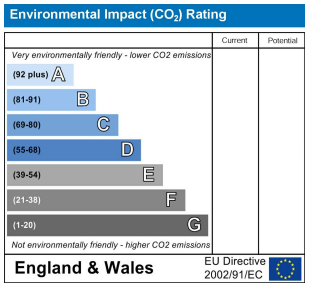
GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.







TOTAL FLOOR AREA : 1676 sq.ft. (155.7 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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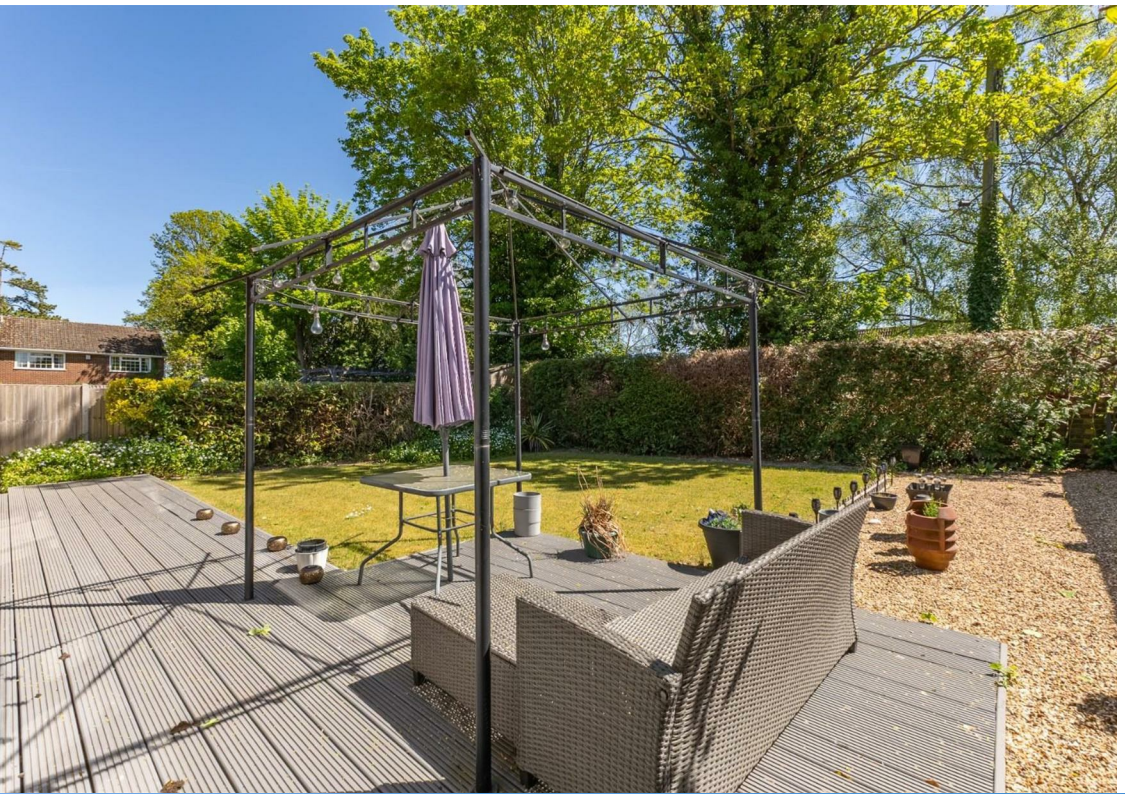
JIMI HENDRIX