



Dunstable Road, Studham, LU6 2QJ
Asking price £975,000

Sears & Co
estate & letting agents



www.searsandco.co.uk

Sears & Co

**** NO UPPER SALES CHAIN ****

Oakdene is an impressive, extended and well proportioned four bedroom detached bungalow, occupying an exclusive set back position on Dunstable Road in the highly sought after village of Studham. Offering approximately 2000 sqft of versatile accommodation, this home provides an excellent opportunity for further extension and improvement, subject to the necessary permissions.

The ground floor layout includes an entrance porch, hallway, impressive 23ft living/dining room, kitchen/breakfast room, semi circular conservatory, principal bedroom with en suite shower room, two further double bedrooms, family bathroom and a separate w/c. The first floor comprises a further bedroom and a study.

Externally the property further benefits from a substantial frontage providing ample driveway parking, an area of front garden, detached garage and a delightful mature private rear garden.

Council tax band G. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Two port hole windows. Tiled flooring. Open plan to the hallway.

Hallway

Internal glazed window. Storage cupboard. Airing cupboard. Three radiators. Stairs rising to the first floor accommodation. Access to three bedrooms, family bathroom, w/c, kitchen/breakfast room and living/dining room.

Living/Dining Room

Glazed window. Internal glazed window. Double glazed sliding doors to the rear garden. Radiator.

Bedroom

Double glazed bay window. Double glazed door to the front aspect. Two radiators. Fireplace. (Currently arranged as a second living room)

Kitchen/Breakfast Room

Double glazed bow window. Two double glazed windows and a double glazed door to the side aspect. Fitted with a range of eye and base level units with work surfaces over. One and a quarter bowl ceramic sink with drainer unit and mixer tap. Double oven with electric hob and extractor over. Integrated dishwasher, washing machine and a low level fridge. Tiled flooring. Partially tiled walls. Radiator.

Vestibule/Conservatory

Door to the side aspect. Semi circular conservatory with double glazed windows. Tiled flooring. Access to the boiler room.

Principal Bedroom

Double glazed bow window. Radiator. Fitted range of built in bedroom furniture. Access to the en suite.

En Suite

Double glazed window. Fitted with a four piece suite to include a shower enclosure, pedestal wash hand basin, bidet and a low level w/c. Radiator. Partially tiled walls. Tiled flooring. Shaver point.

Bedroom

Double glazed window. Glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a shower enclosure, panel enclosed bath and a wash hand basin with cabinetry and storage. Radiator. Chrome heated towel rail. Tiled flooring. Tiled walls.

W/C

Double glazed window. Fitted with a wall mounted wash hand basin and a low level w/c. Tiled flooring. Tiled walls.

First Floor Landing

Double glazed window. Access to the eaves, bedroom and study.

Bedroom

Two double glazed windows. Radiator.

Study

Velux window. Access to the eaves. Radiator.

To The Front/Side

Substantial area of cobblestone frontage providing driveway parking. Mature hedging and planting. Steps to the front door. Car port. Gated access to the rear garden. Access to the garage.

Garage

Window. Power and lighting. Accessed via an up and over door to the front.

To The Rear/Side

A private garden arranged with areas of crazy paved patio and lawn. Enclosed by timber panel fencing and trees/hedging. Summer house. Two sheds. Greenhouse. Outside tap. Further area of patio with access to the external w/c.

Buyer Information

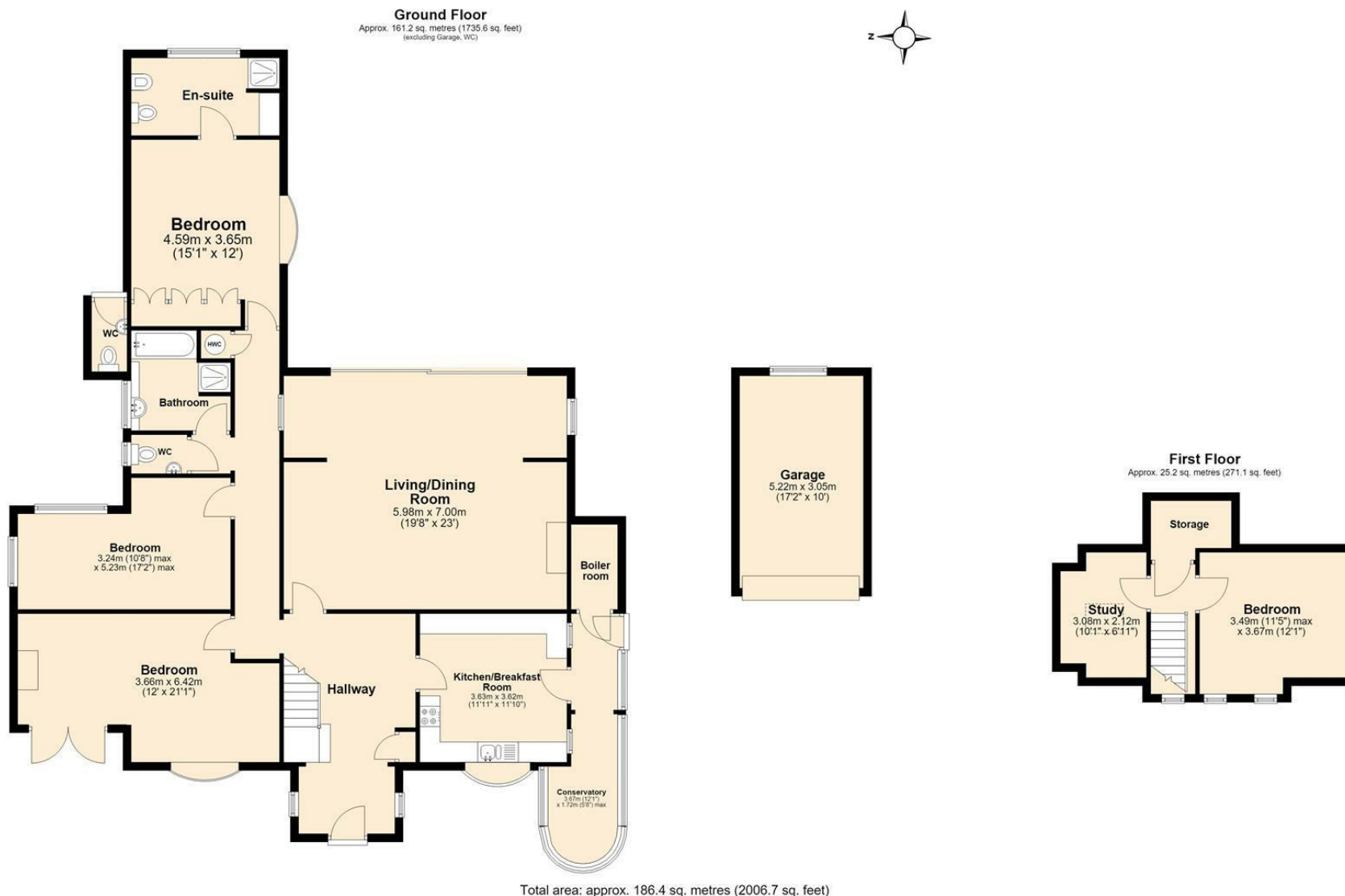
Buyer Information: To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.







The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	54 E	
21-38	F		
1-20	G		