



**Moor End Close, Edlesborough, LU6 2HP**  
**Asking price £565,000**

**Sears & Co**  
estate & letting agents



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**Sears & Co**

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

An extended and well presented four bedroom detached family home situated in this popular position on Moor End Close in the exclusive village of Edlesborough, with accommodation spanning in excess of 1500 sqft.

The layout comprises an entrance hallway, w/c, dining room, study, 18ft living room, well appointed kitchen/breakfast room, conservatory, principal bedroom with en suite, three further bedrooms and a refitted shower room.

Externally the property further benefits from driveway parking, garage and a well maintained south facing rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

#### **Double Glazed Front Door**

#### **Entrance Hallway**

Double glazed window. Karndean flooring. Radiator. Stairs rising to the first floor accommodation. Access to the dining room and w/c.

#### **W/C**

Double glazed window. Fitted with a wash hand basin and low level w/c. Karndean flooring.

#### **Dining Room**

Double glazed bow window. Radiator. Storage cupboard. Access to the living room, kitchen/breakfast room and study.

#### **Study**

Double glazed window. Radiator.

#### **Living Room**

Double glazed window. Double glazed doors to the rear garden. Fireplace with feature surround.

#### **Kitchen/Breakfast Room**

Double glazed windows. Double glazed door to the conservatory. Fitted with a range of eye and base level units with granite work surfaces over also forming an island and table. American style fridge freezer. Integrated oven. Integrated dishwasher. Gas hob with extractor over. Space for a freestanding washing machine. Stainless steel one and a half bowl sink with drainer unit and mixer tap. Recessed down lighting. Tiled flooring. Radiator. Courtesy door to the garage.

#### **Conservatory**

Double glazed windows. Double glazed doors to the rear garden. Tiled flooring. Radiator.

#### **First Floor Landing**

Double glazed window. Access to the shower room and all bedrooms.

#### **Principal Bedroom**

Double glazed window. Radiator. Access to the en suite.

#### **En Suite**

Double glazed window. Fitted with a three piece suite to include a panel enclosed corner bath, pedestal wash hand basin and a low level w/c. Partially tiled walls. Tile effect flooring.

#### **Bedroom**

Double glazed window. Radiator. Fitted with a range of built in furniture. Access to the loft.

#### **Bedroom**

Double glazed window. Built in wardrobe. Radiator.

#### **Bedroom**

Double glazed window. Built in wardrobe. Radiator.

#### **Shower Room**

Double glazed window. Fitted with a three piece suite to include a shower enclosure, wash hand basin and a low level w/c. Chrome heated towel rail. Tiled walls. Karndean flooring. Storage cupboard.

#### **To The Front**

An area of block paving providing driveway parking. Gated side access to the rear garden.

#### **Garage**

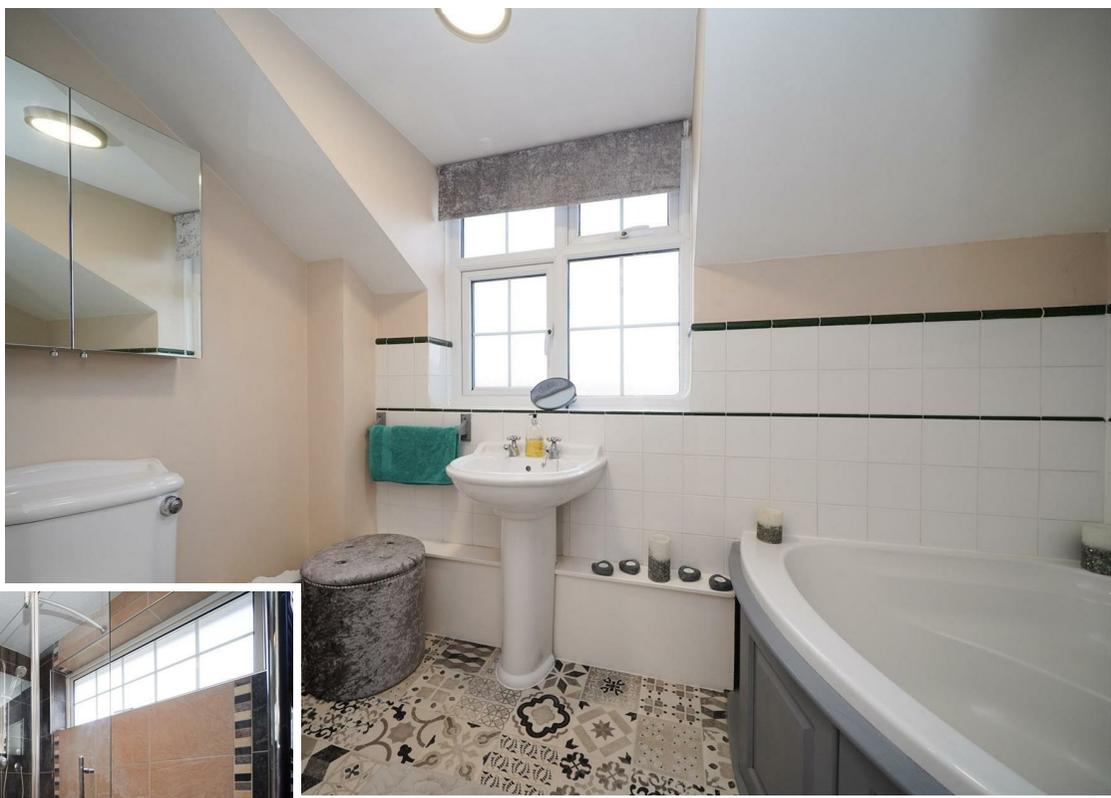
Accessed via an up and over door to the front and a courtesy door from the kitchen. Power and lighting.

#### **To The Rear**

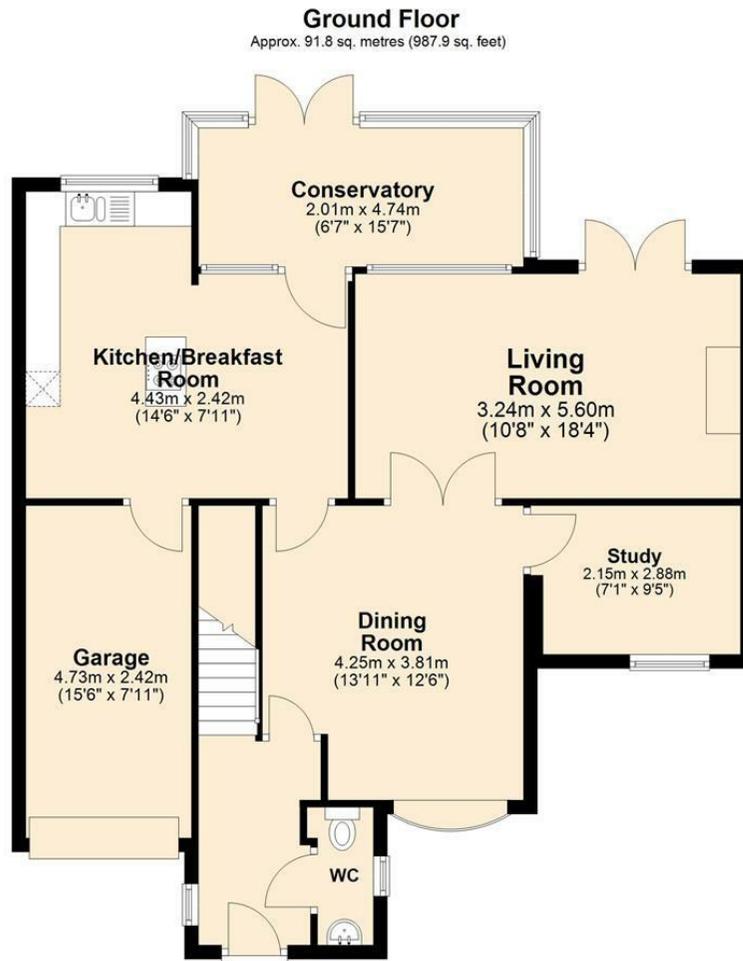
A private garden arranged with areas of patio and lawn. Enclosed by a mixture of fencing and hedging. Built in seating area. Gated side access.

#### **Buyers 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.







Total area: approx. 144.3 sq. metres (1553.3 sq. feet)

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.

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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	70 C
39-54	E		
21-38	F		
1-20	G		