



Common Road, Kensworth, LU6 3RH
Asking price £500,000

Sears & Co
estate & letting agents



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Sears & Co

A HANDSOME, double fronted, three bedroom character property previously utilised as a public house believed to date back to 1815, situated in this PROMINENT position on Common Road in the village of Kensworth with accommodation spanning in excess of 1400 SQFT.

Accommodation includes an entrance hallway, downstairs shower room, 23FT OPEN PLAN living/dining room, family room, well appointed kitchen, utility room, three first floor DOUBLE bedrooms, REFITTED family bathroom with a four piece white suite and a useful basement. Externally the property further benefits from DRIVEWAY PARKING and a DELIGHTFUL private rear garden measuring in the region of 55FT. Council tax band F. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Velux window. Tiled flooring. Radiator. Recessed down lighting. Access to the utility room, living area and downstairs shower room.

Shower Room

Velux window. Fitted with a three piece suite to include a shower enclosure with independant shower, wall mounted wash hand basin and a low level w/c. Partially tiled walls. Tiled flooring. Recessed down lighting. Chrome heated towel rail. Extractor fan.

Utility Room

Velux window. Wooden stable door leading to the rear garden. Fitted units with tiled work surfaces over. Space for a freestanding washing machine and tumble dryer. Butler sink with dual taps. Radiator. Tiled flooring.

Living/Dining Room

Double glazed sash style window. Double glazed doors leading to the rear garden. Two radiators. Log burning stove with a stone hearth. Built in storage. Access to the kitchen and family room. Bar area with stairs leading to the basement.

Basement

Store area. Lighting.

Family Room

Double glazed sash style window. Open fireplace with stone hearth. Built in storage. Radiator.

Kitchen

Secondary glazed window. Wooden stable door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Built in oven with gas hob and extractor over. Space for a freestanding dishwasher and fridge freezer. One and a half bowl stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Quarry effect tiled flooring. Feature radiator. Recessed down lighting. Stairs leading to the first floor accommodation.

First Floor Landing

Secondary glazed window. Airing cupboard. Radiator. Access to the loft. Access to the family bathroom and three bedrooms.

Bedroom

Secondary glazed window. Radiator. Fireplace.

Bedroom

Secondary glazed window. Radiator. Fireplace.

Bedroom

Secondary glazed window. Radiator. Fireplace.

Family Bathroom

Secondary glazed window. Fitted with a four

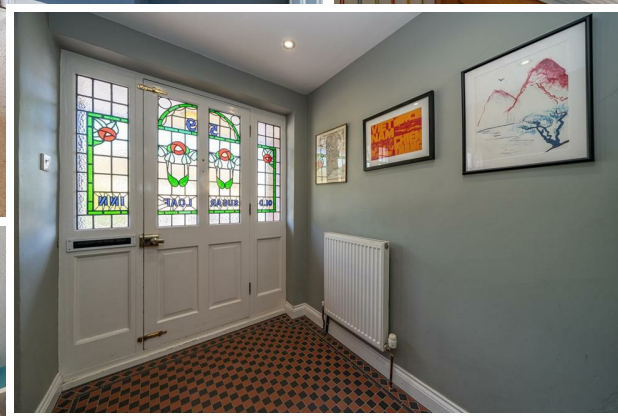
piece suite to include an oversized shower cubicle with electric shower, freestanding bath with shower attachment, pedestal wash hand basin and a low level w/c. Tiling to splash back areas. Tiled flooring. Radiator. Storage cupboard.

To The Rear

A private south facing garden measuring in the region of 55FT arranged with areas of 'crazy paving' patio and lawn. Planted borders. Outside tap. Summer house. Shed. Enclosed by timber panel fencing and part walled. Gated side access.

To The Front/Side

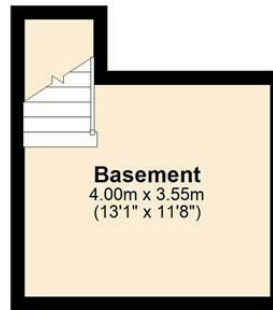
Area of frontage laid with shingle. An area of tarmac providing driveway parking for two cars in a 'tandem' layout. (the neighbouring property has right of access over the driveway to use their side access gate).





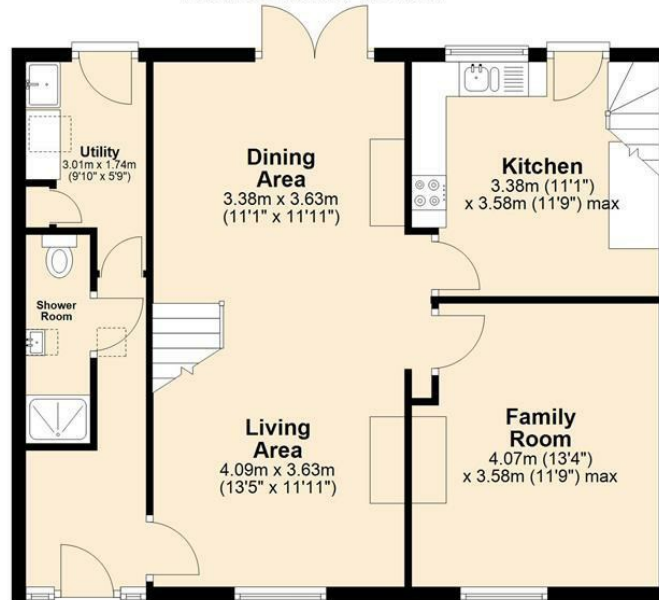
Basement

Approx. 11.8 sq. metres (126.7 sq. feet)



Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



Total area: approx. 137.2 sq. metres (1476.9 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.

First Floor

Approx. 56.2 sq. metres (604.7 sq. feet)



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		