



Furlong Lane, Totternhoe
LU6 1QR

Guide Price £465,000



Furlong Lane, Totternhoe

DESCRIPTION

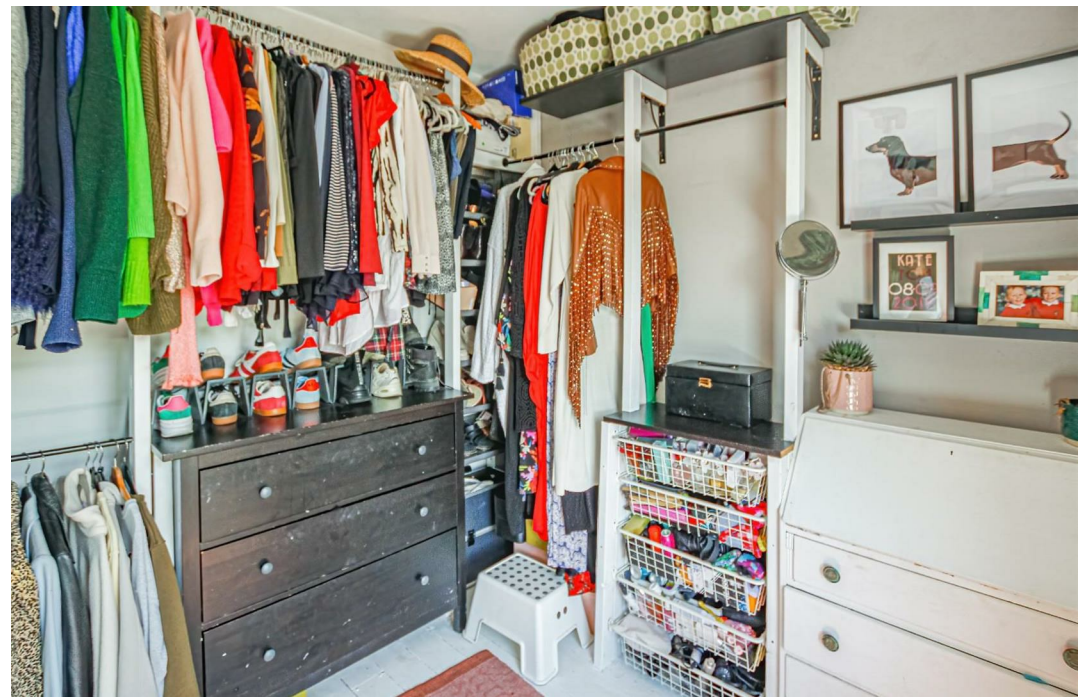
A well presented and extended three bedroom semi-detached family home, located within the Bedfordshire village of Totternhoe surrounded by the picturesque countryside.

This spacious property comprises; entrance hall, lounge, well-appointed downstairs bathroom, kitchen and dining room with patio doors leading out onto the garden. Upstairs there are three bedrooms with a separate room off the main bedroom which has been set up to be converted into an en-suite shower room.

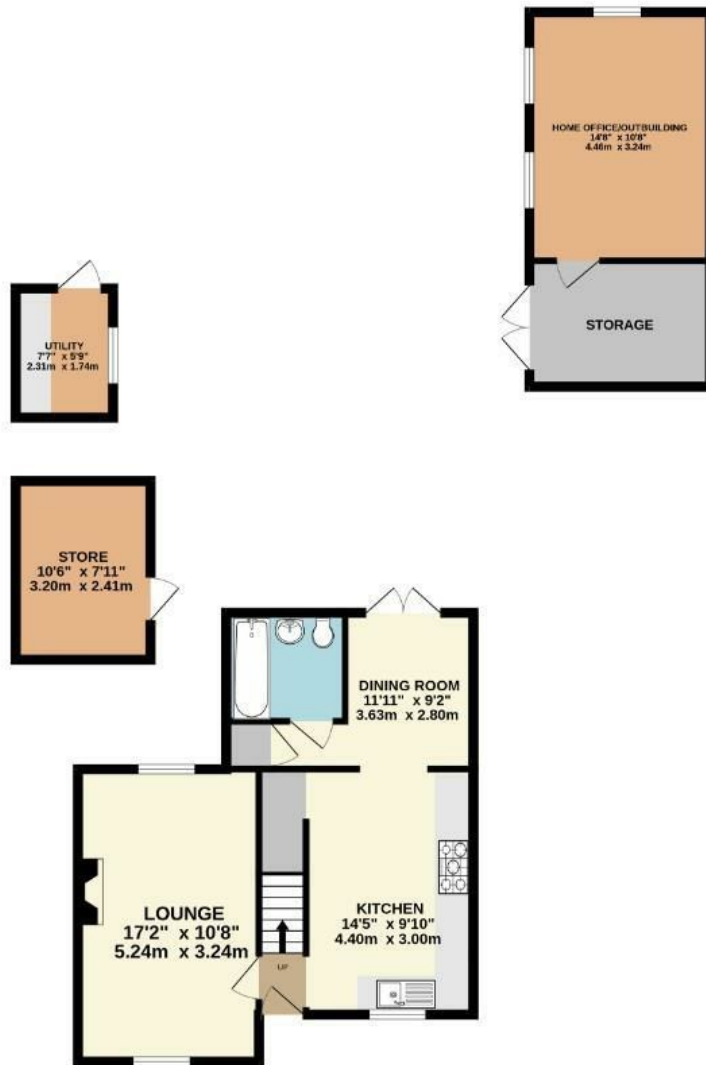
Outside is a generously sized and mature rear garden with garden home office, outbuilding and utility store room. To the front is driveway parking for multiple vehicles.

Nestled in the charming village of Totternhoe on the edge of the scenic Chiltern Hills, this home offers a peaceful retreat with easy access to the amenities in Berkhamsted, Tring and Dunstable. The village is known for its charming surroundings, including the famous Totternhoe Knolls, The Downs and Ivinghoe Beacon that offer scenic views and a multitude of beautiful walks in the surrounding countryside.

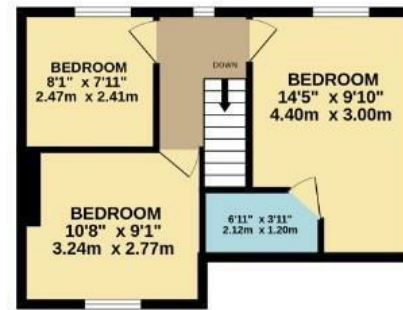




GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.

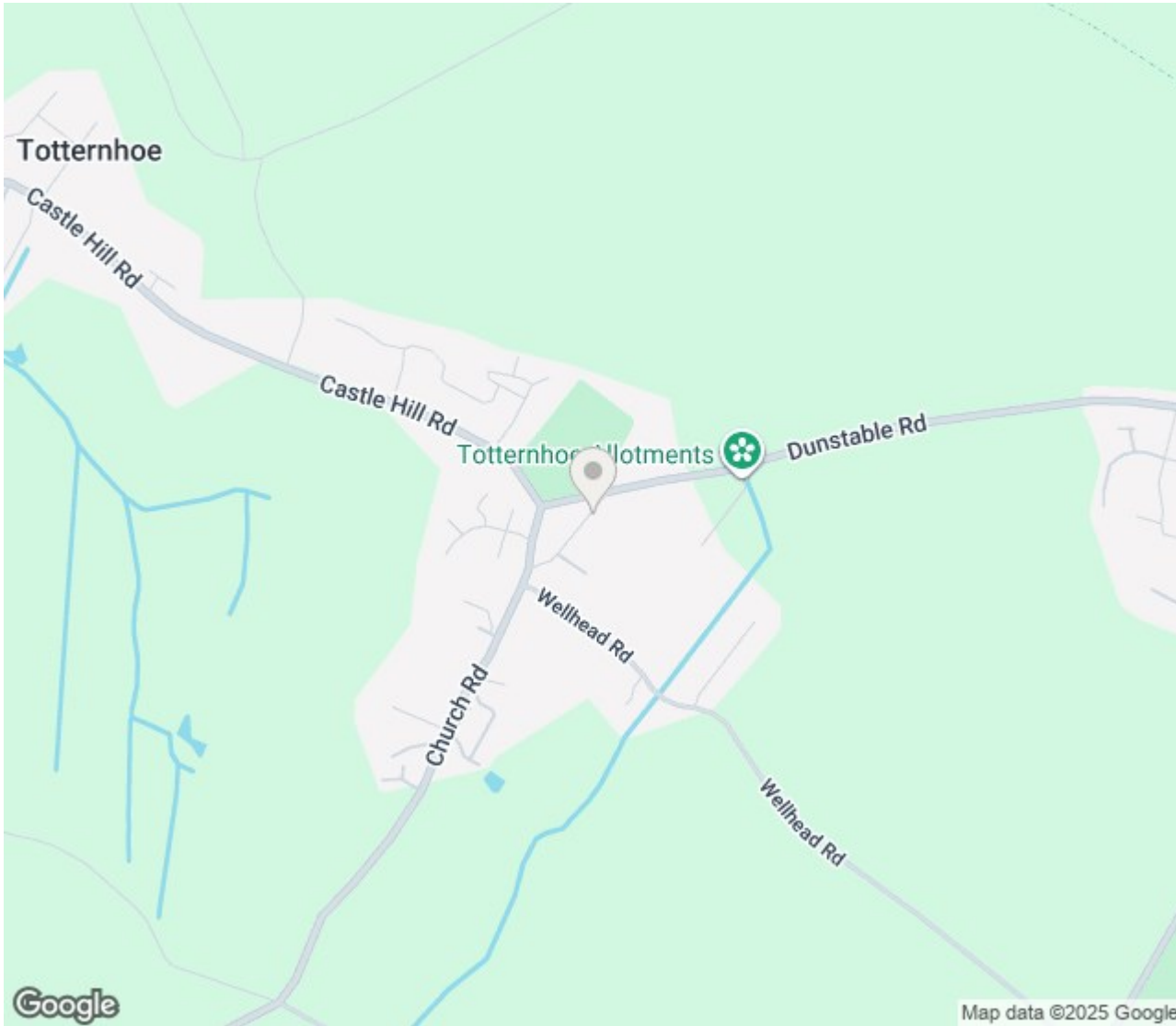


TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.

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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

