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11 Kingsmead, Edlesborough, Dunstable, LU6 2JN

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£450,000

This two-bedroom detached bungalow is tucked away in a peaceful cul-de-sac in the highly sought-after village of Edlesborough and is offered to the market with no onward chain.

Although the property would benefit from modernisation, it presents a rare opportunity for buyers to create a home tailored to their own style and needs. Generous room sizes, flexible living space, and impressive gardens give this bungalow both charm and potential.

The accommodation begins with a welcoming entrance hall leading into a bright, open-plan kitchen/living and dining room. The kitchen is fitted with a range of wall and base units, complemented by a stone worktop and an electric Rangemaster cooker, with a convenient side door providing garden access. Flowing seamlessly from the dining area is a spacious conservatory, perfect for year-round enjoyment, which opens directly onto the rear garden. There is also a home office, utility room and an additional reception room/third bedroom.

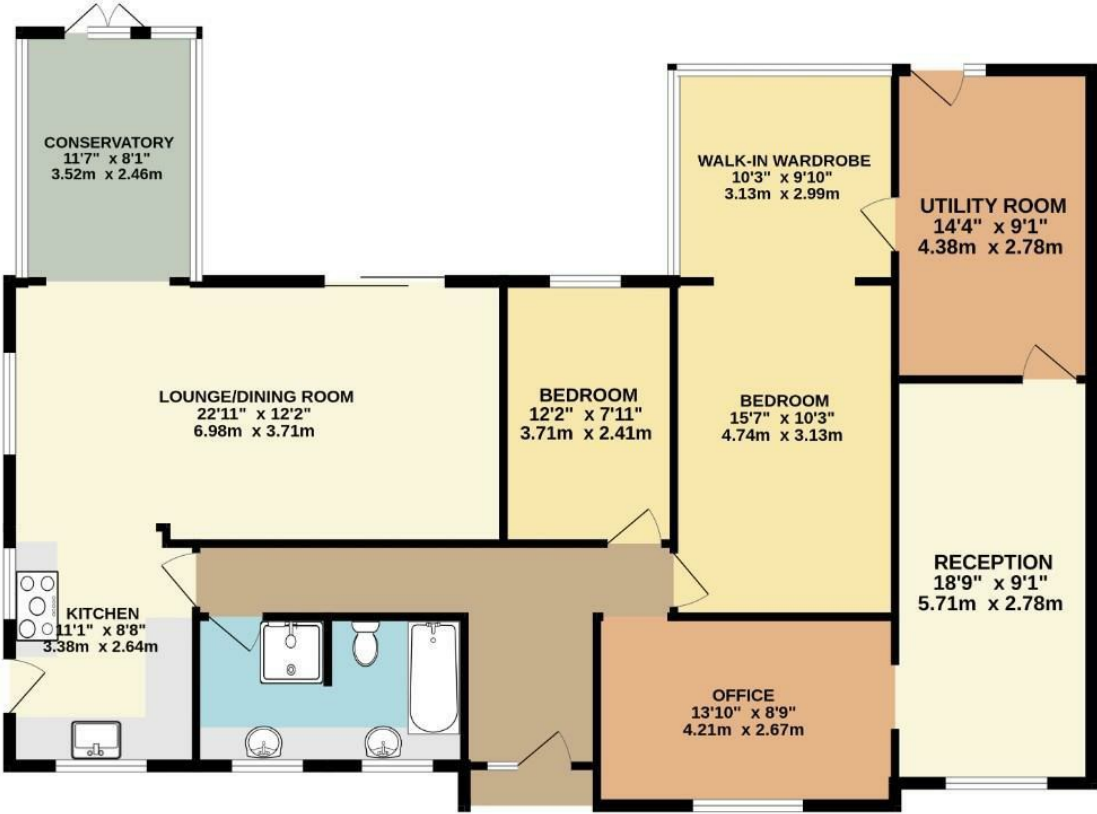
There are two well-proportioned double bedrooms, all offering versatility for family living. The four-piece family bathroom further enhances the practicality of the layout.

Externally, the bungalow enjoys excellent outdoor space. The rear garden is mainly laid to lawn, with a delightful split-level design that leads to a small stream, adding character and a sense of tranquillity. To the front, a large lawned garden is bordered by mature trees and shrubs, while a private driveway provides ample off-road parking.

With its desirable location, spacious plot, and scope for improvement, this property is an exceptional chance to secure a home in one of Buckinghamshire's most picturesque villages. Viewing is highly recommended to fully appreciate the scale, setting, and possibilities on offer.

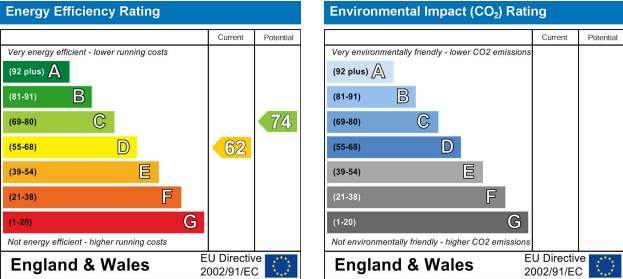
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GROUND FLOOR
1456 sq.ft. (135.2 sq.m.) approx.



TOTAL FLOOR AREA: 1456 sq.ft. (135.2 sq.m.) approx.

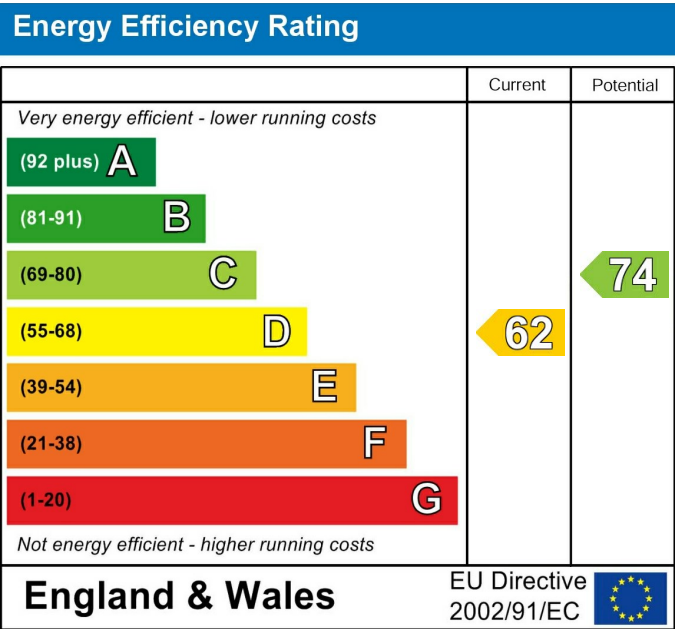
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Location

Edlesborough is a picturesque village on the edge of the Chiltern Hills offering an array of facilities, doctor and dental practices, pharmacy and a selection of local stores including a café. The village green offers recreational facilities with an enclosed playground, tennis courts, cricket square, football pitches and club-house.

The property is close to a highly regarded primary school, with pre-school attached, and falls within the catchment area for the Buckinghamshire grammar school system. For commuters, there is easy access by the new link road to the M1 and A5, routes to A41, M25 and Luton International Airport. London Euston is accessible by the nearby mainline railway stations of Tring and Leighton Buzzard.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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.









