



**Wren Walk, Edlesborough, LU6 2RW**  
**Asking price £535,000**

**Sears & Co**  
estate & letting agents



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**Sears & Co**

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

AN IMPRESSIVE and well presented, four bedroom, two bathroom family home situated on popular Wren Walk in the exclusive village of Edlesborough. Accommodation includes an entrance hallway, downstairs w/c, SPACIOUS living area, dining area, refitted kitchen, principal bedroom with EN SUITE shower room, three further well proportioned bedrooms and a well appointed family bathroom. Externally the property further benefits from DRIVEWAY PARKING for two vehicles an integral garage and a private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Edlesborough, on the edge of Buckinghamshire, is a small, field-bound village at the foot of the Chiltern Hills. This Area of Outstanding Natural Beauty offers incredible trails, routes and pathways for walking, cycling and horse riding.

The nearby Ashridge Estate, Dunstable Downs and Whipsnade Zoo cater to an array of fantastic weekend days out, while Edlesborough has all you need on a daily basis, such as a doctors surgery and pharmacy, a Post Office, a florist, a hair and beauty salon, a pub and a café. The centres of Leighton Buzzard, Hemel Hempstead and Milton Keynes are accessible in 15-30 minutes for a comprehensive range of amenities and services.

The village green with a playground and sports courts/pitches has a Pavilion and Community Hub too, where there's a gym, a bar and a café/restaurant. The annual summer carnival presents classic cars, fairground rides and a dog show. For schooling, Edlesborough Primary Academy also has a pre-school.

### **Front Door**

#### **Entrance Hallway**

Built in foot mat. Karndean flooring. Access to the living room, downstairs w/c and a courtesy door to the garage.

#### **Downstairs W/C**

Triple glazed window. Fitted with a low level w/c and a cabinet enclosed wash hand basin with mixer tap. Wood effect flooring. Mosaic tiled splash back.

#### **Living Area**

Triple glazed window to the front aspect. Feature stone fire place with gas fire. Karndean flooring. Two radiators. Open plan to the dining area.

#### **Dining Area**

Double glazed sliding doors leading to the garden. Radiator. Karndean flooring. Under stairs storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen.

#### **Kitchen**

Triple glazed window. Double glazed door to the rear aspect leading to the garden. Refitted with a range of eye and base level units with work surfaces over also forming a splash back. Free standing range style oven with extractor over. Integrated dishwasher. Space for a free standing machine and free standing fridge/freezer. One and a quarter bowl sink and drainer unit with mixer tap. Vinyl style flooring.

#### **First Floor Landing**

Triple glazed window. Airing cupboard. Access to all bedrooms and the family bathroom.

#### **Principal Bedroom**

Two triple glazed windows. Radiator. Access to the en suite shower room.

### **En Suite Shower Room**

Triple glazed window. Fitted with a three piece suite to include a shower enclosure, cabinet enclosed wash hand basin with mixer tap and a low level w/c. Chrome heated towel rail. Tile effect flooring. Tiling to splash back areas. Recessed down lighting. Shaver point.

#### **Bedroom**

Triple glazed window. Radiator.

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#### **Family Bathroom**

Triple glazed window. Fitted with a three piece suite to include shower bath with glass screen and rainfall shower over, vanity style wash hand basin with mixer tap and a low level w/c. Tile effect flooring. Recessed down lighting. Chrome heated towel rail. Shaver point.

#### **To The Front**

An area of frontage laid with lawn and tarmac providing parking for two vehicles. Gated Side access.

#### **Garage**

Accessed via an electric roller door to the front and a courtesy door from the entrance hallway. Wall mounted gas boiler. Power & Lighting.

#### **To The Rear**

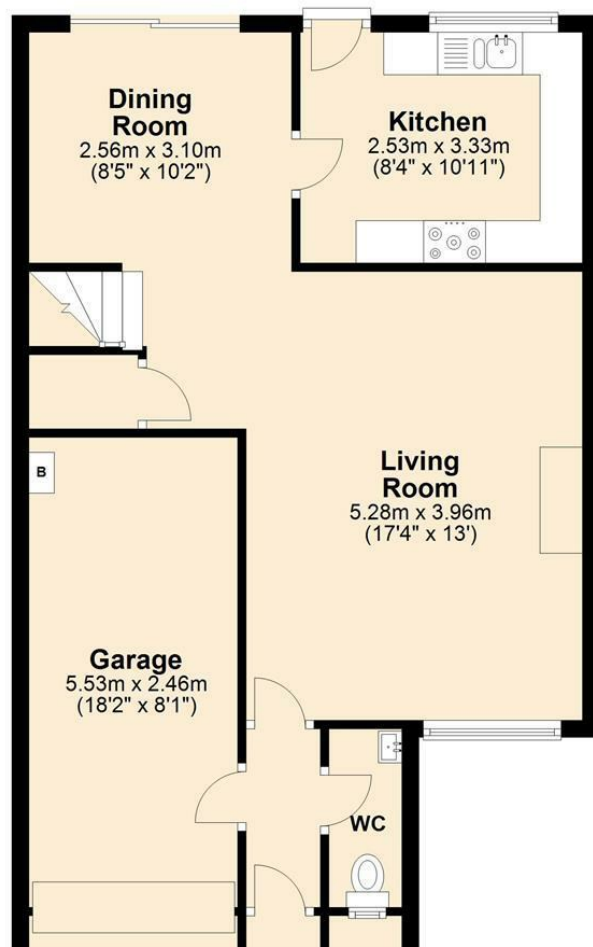
A private garden laid with areas of patio and lawn enclosed by timber panel fencing. Garden shed to the side of the property. Side access leading to the front of the property. Outside power point. Outside tap.





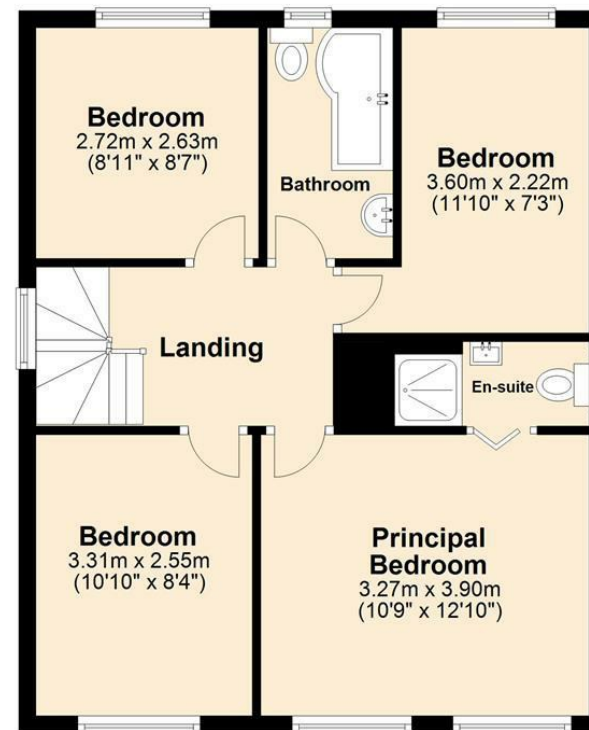
## Ground Floor

Approx. 61.4 sq. metres (661.4 sq. feet)



## First Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



Total area: approx. 114.2 sq. metres (1229.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
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	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		