



Moat Reach  
, Edlesborough, LU6 2FS

Guide Price £450,000



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EST. 2011



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, Edlesborough, LU6 2FS

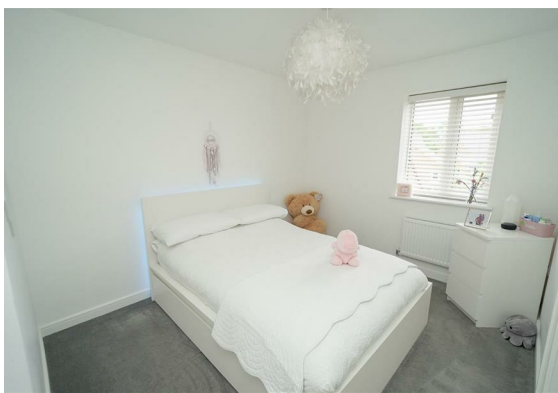
Quarters are delighted to offer for sale this immaculate three bedroom semi-detached family home built in 2020, set in the picturesque and highly desirable village of Edlesborough, which is within catchment for grammar schooling and offers local shops, parks and amenities within walking distance. The property is presented to the market in excellent order, and provides generous family accommodation comprising: Entrance hallway, cloakroom/WC, kitchen, dining room/ lounge, three bedrooms (master with en-suite) and family bathroom. Additional benefits include double glazing, gas central heating, driveway and garage. Viewing is highly recommended.

## Location:

The highly desirable Buckinghamshire village of Edlesborough provides an abundance of rural charm, and is surrounded by open countryside. The village is a picturesque setting and nestled to the north of the Chiltern Hills. Amenities include a local convenience store, post office, hair salon, village hall, recreation ground, doctors surgery and a local pub nearby. There is also a local primary school and the village lies within catchment of the sought after Aylesbury Grammar schools. Edlesborough is well situated for a variety of road links accessible via the A4146, and a short drive to Leighton Buzzard Railway station which provides trains to London Euston in as little as 30 minutes.

## Ground Floor:

Enter via the UPVC front door into a bright hallway which has doors leading to the cloakroom/WC, kitchen and lounge/dining room, and stairs to the first floor. The ground floor is laid throughout with high quality Amtico flooring. The cloakroom/WC benefits from a window to the front aspect and is fitted with a low level WC and pedestal wash hand basin. The stylish kitchen enjoys views to the front of the property with a double glazed window to the front aspect, and is fitted with a variety of base and wall mounted units with a range of integrated appliances including oven, gas hob, dishwasher and washing machine. To the rear of the property is the 18ft lounge/dining room which enjoys pleasant views of the rear garden via the patio doors. There is also a roomy storage cupboard which goes under the stairs.







#### First Floor:

The landing provides access to all three good size bedrooms, airing cupboard and family bathroom. The master bedroom is to the front aspect and is a generous size with a double fitted wardrobe. The space also allows for a variety of furniture, and there is a door to the en-suite which includes a low level WC, vanity wash hand basin and walk-in shower cubicle. The second bedroom faces the rear aspect of the property and is a good size double with the additional benefit of a fitted wardrobe. The third bedroom has a bright and airy feel and conveniently benefits from a built in wardrobe. The family bathroom includes a fitted three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

#### Outside:

To the front of the property is a gated front garden with mature shrubs and a path leading to the front door. To the side of the property is a block paved driveway with parking for multiple cars, with a courtesy door to the garage which has power and lighting. The rear garden benefits from a courtesy door to the garage, additionally it boasts a mixture of paved patio areas, well maintained lawn and mature plants and shrubs.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 1216 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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