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# Temptation comes in many forms...



Slapton

OFFERS IN EXCESS OF £500,000

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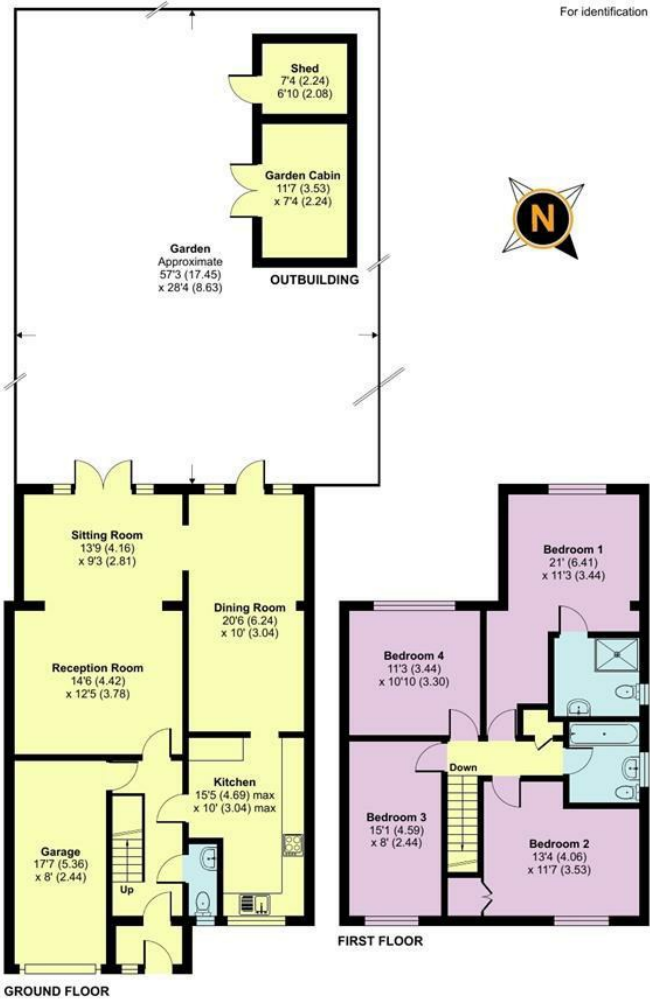
SIGNIFICANTLY EXTENDED! OVER 1,500SQFT. A spacious family home in a cul-de-sac location and boasting a Southerly facing garden to the rear backing directly onto open countryside affording wonderful views. Accommodation includes a refitted kitchen with separate dining room, living room, 4 double bedrooms and 2 bathrooms. An internal inspection is essential.



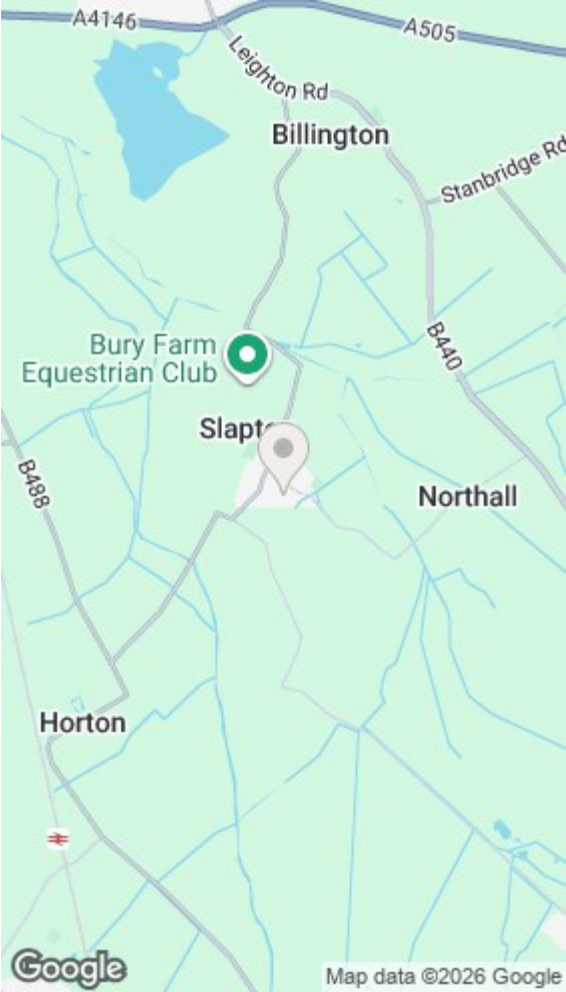
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Rectory Close, Slapton, LU7

Approximate Area = 1577 sq ft / 146.5 sq m  
Garage = 140 sq ft / 13 sq m  
Outbuilding = 138 sq ft / 12.8 sq m  
Total = 1855 sq ft / 172.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Sterling Homes. REF: 1289894



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |





With stunning views to the rear and within easy striking distance of Tring and Cheddington train stations.



#### Ground Floor

A spacious entrance hall welcomes you into the property with stairs rising to the first floor with storage cupboard under and doors opening to all ground floor accommodation and courtesy door to the integral garage. The cloakroom is fitted with a white two piece suite comprising low level wc and wash basin. Engineered Oak effect flooring flows through the ground floor including the principal reception room which opens directly to a second sitting room. The refitted kitchen overlooks the front of the property and also boasts a dining room which is located at the rear of the property with views over the garden and countryside beyond.

#### First Floor

The first floor landing has doors opening to a four bedrooms which are genuine doubles in size. The main family bathroom is fitted with a three piece suite to include a panelled bath while the main bedroom with stunning elevated views over the countryside to the rear also boast an ensuite shower room.

#### Outside

To the front of the property is a pathway leading to the front and side of the property with gated access to the rear. Mainly laid to lawn with specimen tree bed. There is a integral single garage with metal up and over door. Block paved driveway with ample parking to the front. To the rear there is a paved patio area directly to the rear of the property. Mainly laid to lawn. Timber garden cabin with power and light a separate storage area. Gated access to the front. Enclosed with wood panelled fencing.

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#### The Location

Slapton Village is near the Grand Union Canal and open countryside, it is located about five miles south of Leighton Buzzard and three miles west of Edlesborough. It features a local church, Equestrian Centre on the outskirts of the village and village hall and is easily accessible by road to nearby Leighton Buzzard and Berkhamsted for a range of shopping and leisure pursuits, plus Leighton Buzzard Station, with fast trains to London Euston in approx. 30 minutes.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.

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