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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

Temptation comes in many forms...



Edlesborough

OFFERS IN EXCESS OF £675,000

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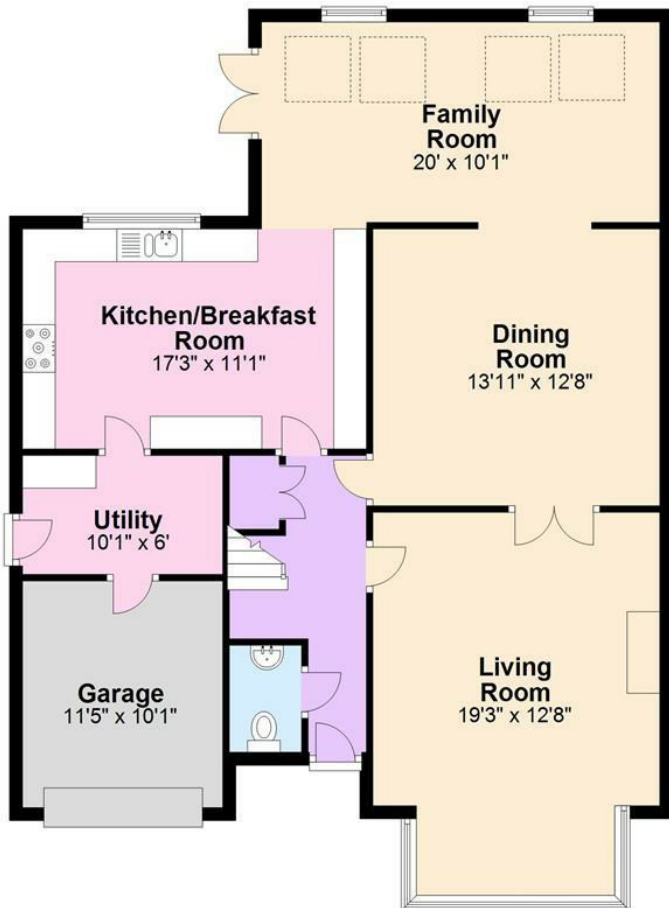
In excess of 1800 sq ft in size and offered for sale with a complete upper chain - a stunning family home with three good size reception rooms, four bedrooms with ensuite to the main bedroom. Early viewings essential to avoid disappointment.



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Ground Floor

Approx. 1083.7 sq. feet



First Floor

Approx. 660.8 sq. feet



Total area: approx. 1744.5 sq. feet

All measurements are approximate.
Plan produced using PlanUp.



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



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A wonderful village location on the edge of Bucks, Beds and Herts with a wealth of amenities on your doorstep.



Ground Floor

A property which is perfect for modern day living boasting a refitted kitchen/breakfast room which has a range of stone effect base and eye level units and complimented further by a separate utility room which has doors opening to both the rear garden and into the front section of the garage. From the kitchen an opening leads you to a good size family room which spans 20ft in width and is flooded by natural light by means of French doors to the side, two windows to the rear and four large Velux windows to the roof space. The family room is semi open plan to a dedicated dining room which has a door to the entrance hall and double doors opening to a living room which has a box window to the front elevation. An entrance hall with stairs rising to the first floor with useful storage cupboard under and a ground floor cloakroom complete this level.

First Floor

The spacious first floor landing has doors opening to all the bedrooms and to the family bathroom which is fitted with a white three piece suite including a shower over the panelled bath. The principal bedroom also boasts an ensuite shower room including a double width walk in shower cubicle.

Outside

To the front of the property is a garden area which is laid to lawn with a flagstone pathway alongside it leading to the front door. A block paved driveway provides driveway parking for two cars and leads to the garage which has a metal up and over door. A pedestrian side gate opens to the rear garden which has a flagstone patio area directly to the rear of the house and pathway continuing to the rear corner boundary where there is further hardstanding with timber framed shed. The main garden area is laid to lawn and is fully enclosed by larch lap fencing to all boundaries. Being south aspect the garden enjoys a very sunny aspect ideal for outside entertaining.

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The Location

Edlesborough is a Buckinghamshire village with a friendly community, a Church, a Cafe, a florist, a local shop/post office, a village hall, a pre-school and a combined school. There is also the village green which has a children's play park and hosts the annual summer carnival. The property is in catchment for Aylesbury grammar schools for both boys and girls, and Independent schools nearby include Beechwood Park, Tring Park School for the Performing Arts, and Berkhamsted School in Berkhamsted.

Transport Links

Mileages approx. Tring 4.7 miles, London Euston from 29 mins, Leighton Buzzard 5.8 miles, Berkhamsted 6.9miles, Harpenden 10miles, M1 Junction 9 - 7 miles, London Heathrow Airport 27 miles, London Luton Airport 9 miles.

Agents Information For Buyers

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 principle.
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.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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