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12 Brownlow Avenue, Edlesborough, Dunstable, LU6 2JE

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Offers In Excess Of £425,000

- BEAUTIFULLY PRESENTED TWO-BEDROOM BUNGALOW
- CONSERVATORY/DINING ROOM WITH NEW SOLID INSULATED ROOF
- UPDATED ELECTRICS TO ACCOMMODATE NEW KITCHEN APPLIANCES
- TWO GENEROUSLY PROPORTIONED BEDROOMS
- SOUGHT-AFTER EDLESBOROUGH VILLAGE LOCATION CLOSE TO THE CHILTERN HILLS
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- WELL-APPOINTED KITCHEN WITH NEW SIEMENS HOB AND EXTRACTOR
- RECENTLY INSTALLED NATURAL SHEEP'S WOOL LOFT INSULATION
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND DETACHED GARAGE
- CLOSE TO THE VILLAGE GREEN AND ALL AMENITIES

A BEAUTIFULLY PRESENTED TWO-BEDROOM BUNGALOW OFFERING GENEROUS LIVING ACCOMMODATION, DOUBLE GLAZED WINDOWS, THOUGHTFUL RECENT IMPROVEMENTS, AMPLE DRIVEWAY PARKING AND A DETACHED GARAGE.

This spacious two-bedroom bungalow offers an exceptional opportunity to acquire a thoughtfully maintained home, combining comfortable, versatile living accommodation with a number of recent improvements designed to enhance both energy efficiency and everyday practicality.

The property has been lovingly cared for and is presented to an excellent standard throughout, creating a welcoming home perfectly suited to those seeking the convenience of single-storey living.

Upon entering the property, a central hallway provides access to the principal accommodation. The impressive lounge offers generous proportions, providing an inviting space in which to relax or entertain, with a feature fireplace creating an attractive focal point.

Adjoining the lounge is the delightful conservatory/dining room, a wonderfully versatile addition to the home that provides an ideal setting for both everyday dining and entertaining. This attractive room has recently benefited from the installation of a new solid insulated roof, offering improved thermal performance and greater comfort throughout the seasons.

The kitchen is thoughtfully arranged to provide practical worktop and storage space, complemented by the recent installation of a new Siemens hob and extractor fan. The electrics have also been upgraded to accommodate these improvements, reflecting the continued investment and attention given to the property. Inside a storage cupboard off the hallway an Ideal Vogue MAX Combi 40 boiler was installed three years ago together with several new radiators plus valves.

The bungalow offers two generously proportioned bedrooms, both providing comfortable and flexible accommodation. Whether utilised as a principal bedroom, guest room or home office, these rooms offer excellent versatility to suit a variety of lifestyles.

Completing the internal accommodation is a well-appointed shower room, conveniently positioned off the central hallway.

Further improvements include the recent installation of natural treated sheep's wool insulation within the loft, providing an environmentally considerate approach to improving the property's thermal efficiency.

Externally, the property benefits from a driveway providing off-road parking for multiple vehicles with a semi detached garage, together with a detached garage offering additional secure parking or valuable storage space.

Situated within the highly regarded Buckinghamshire village of Edlesborough, the property enjoys an enviable setting on the edge of the beautiful Chiltern Hills, combining the charm and tranquillity of village life with excellent access to surrounding towns and transport connections.

Edlesborough is a thriving and picturesque village, renowned for its welcoming community atmosphere, attractive countryside surroundings and excellent local amenities. The village offers a selection of everyday conveniences, including a local shop, post office, primary school, healthcare facilities and recreational amenities, while the expansive village green provides a wonderful focal point for community activities and outdoor leisure.

For those who enjoy the outdoors, the surrounding countryside offers an abundance of scenic walks, cycling routes and opportunities to explore the nearby Chiltern Hills, including the spectacular Dunstable Downs and Ivinghoe Beacon.

The nearby towns of Leighton Buzzard, Dunstable and Tring provide a wider selection of shopping, restaurants and leisure facilities, while mainline railway services from Cheddington and Leighton Buzzard offer convenient connections to London Euston. The A41 and M1 are also accessible, making the village particularly appealing to those seeking a peaceful countryside lifestyle without compromising on connectivity.

Combining beautifully maintained interiors, generous accommodation and a range of carefully considered upgrades, this charming bungalow represents an excellent opportunity for buyers looking for a comfortable and well-presented home.

Early viewing is highly recommended to fully appreciate everything this delightful property has to offer.

GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.

2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 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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