



Summerleys, Dunstable

- THREE BEDROOM FAMILY HOME
- NO ONWARD CHAIN
- CONSERVATORY
- TWO PARKING SPACES
- SOUGHT AFTER BUCKINGHAMSHIRE VILLAGE of EDLESBOROUGH
- KITCHEN/DINING ROOM
- ENCLOSED REAR GARDEN
- EPC - D

Offers In Excess Of £315,000

Tenure: Freehold



Summerleys, Dunstable

DESCRIPTION

Hunters are delighted to market this well-presented three bedroom end of terrace family home, located within the popular Buckinghamshire village of Edlesborough. The property is offered with NO ONWARDS CHAIN.

This property briefly comprises; lounge, kitchen/dining room, conservatory, three bedrooms and bathroom.

Externally this property benefits from allocated parking and an enclosed rear garden.

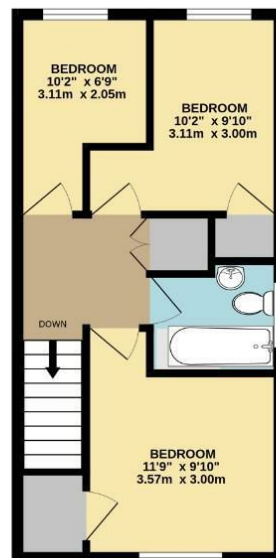
Edlesborough is a picturesque village on the edge of the Chiltern Hills offering an array of facilities, doctor and dental practices, pharmacy and a selection of local stores including a café. The village green offers recreational facilities with an enclosed playground, tennis courts, cricket square, football pitches and club-house.

The property is close to a highly regarded primary school, with pre-school attached, and falls within the catchment area for the Buckinghamshire grammar school system. For commuters, there is easy access by the new link road to the M1 and A5, routes to A41, M25 and Luton International Airport. London Euston is accessible by the nearby mainline railway stations of Tring and Leighton Buzzard.



GROUND FLOOR
532 sq ft. (49.4 sq.m.) approx.

1ST FLOOR
369 sq ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq ft. (83.7 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.
Made with Metropix 12/2023

Viewing

Please contact our Hunters Tring & Surrounding Villages Office on 01442 500252 if you wish to arrange a viewing appointment for this property or require further information.

83 High Street, Tring, HP23 4AB

Tel: 01442 500252 Email:

tring@hunters.com <https://www.hunters.com>



Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

HUNTERS
HERE TO GET *you* THERE