



High Street South | Stewkley | Buckinghamshire | LU7 0HP

Offers In Excess Of £425,000

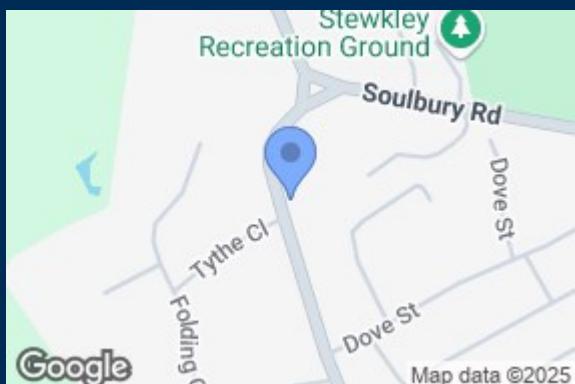
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Situated in the sought after village of Stewkley, this Victorian semi-detached house has a mix of character features and modern living. With a generous living space of 1,141 square feet, you have a modern spacious kitchen, versatile study/utility room as well as two large reception rooms. Benefiting from three well-proportioned bedrooms, ideal for families, guests as well as a home office. The bathroom has been recently refitted so is modern yet traditional with a four piece suite. There is a large garden mostly laid to lawn as well as a decking area. No upper chain.

- Three bedroom Victorian semi-detached cottage.
- Large kitchen with open plan garden room extension making the perfect dining room.
- Large rear garden mostly laid to lawn with a large decked area perfect for BBQ's.
- 10 minute drive to Leighton Buzzard train station and town.
- Great living accommodation with two large reception rooms as well as a study/utility room.
- A modern bathroom with separate shower and bath.
- A short walk from St Michael's C of E primary school and grammar school catchment.
- Fibre optic internet available ideal for home working.







Approximate Gross Internal Area
 Ground Floor = 54.6 sq m / 587 sq ft
 First Floor = 47.7 sq m / 514 sq ft
 Total = 102.3 sq m / 1,101 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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	

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

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