



Castles

HIGH STREET  
Edlesborough, Buckinghamshire

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**Guide Price**  
**£300,000**  
(Freehold)

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Situated in the heart of the village within walking distance of all local shops and fantastic views over the allotments on The Green. This charming cottage needs to be seen to fully appreciate the condition and size.



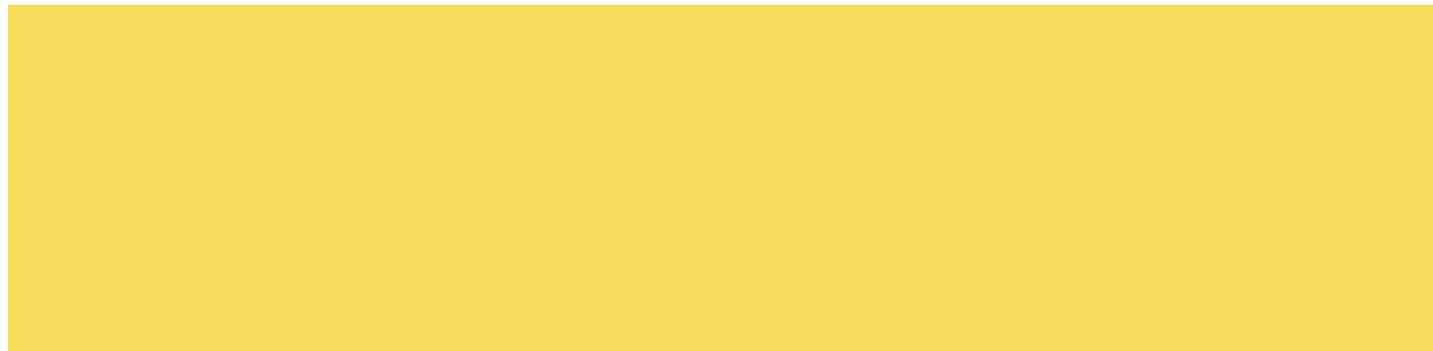
Having been refurbished throughout by the current owner, the property beautifully blends character full charm with modern convenience. Upon entering the property to the classic cottage front room with log burner and an abundance of charm which then leads through to the oversized kitchen diner with double doors spilling out to the rear courtyard. Upstairs the generous main bedroom with fully fitted wardrobes is serviced by a four piece family bathroom which has been updated to the highest standard.

## Specifications

- Located in Edlesborough village
- Character cottage
- Oversized principal bedroom
- Pristine condition throughout
- Rear courtyard garden



The garden is perfect for social gatherings and is low maintenance.



**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

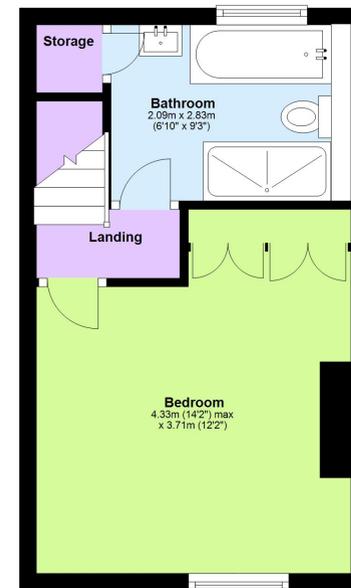
Council Tax Band: C

EPC Rating: C

**Ground Floor**  
Approx. 32.4 sq. metres (348.9 sq. feet)



**First Floor**  
Approx. 24.2 sq. metres (260.5 sq. feet)



Total area: approx. 56.6 sq. metres (609.4 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

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**Boxmoor**

01442 233345

**Kings Langley**

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**Bushey**

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