



Castles

MOAT REACH  
Edlesborough, Buckinghamshire

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Asking  
Price  
**£700,000**  
(Freehold)

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Situated in the heart of Edlesborough and having only been built 4 years ago, this impressive family home is offered to the market in tremendous condition.



Upon entering the doubled fronted detached home you are instantly struck by the height of the ceiling, size and condition that echoes throughout the house. To the right from the hallway, is a well presented lounge with fitted shutters. To the left of the entrance is an oversized office, perfect for the modern world of work from home life. To the rear is the showpiece room of the house with a fantastic kitchen family diner with glassed rear bay which floods the room with natural light with its south facing aspect. The space within the room is well thought out with defined areas for kitchen, formal dinner space and a soft seated area whilst being open plan. The kitchen element to the room is well designed with built in appliances, breakfast bar, marble worksurfaces and easy access to the utility room. The ground floor is concluded by a W.C.

Externally the rear garden has been landscaped by the current owners creating a screened, private, south facing outdoor space with lawned areas along with patio giving side access to the driveway and garage.

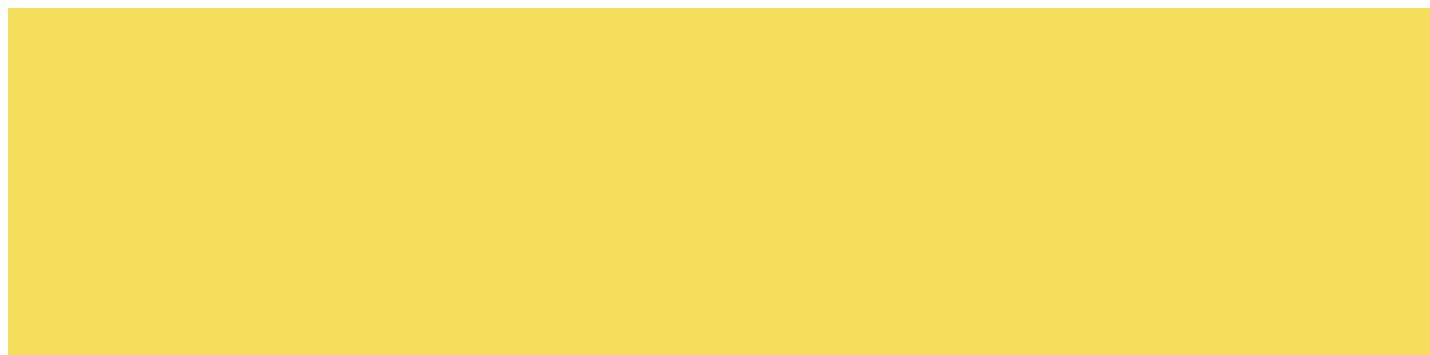
Viewing this property is highly recommended to fully appreciate its style and space.

## Specifications

- Beautifully presented
- 4 Years old
- 4 Double bedrooms
- 2 En Suites
- Landscaped south facing garden
- Garage and Driveway
- Kitchen family diner
- Utility room
- Lounge
- Office



Upstairs the impressive accommodation continues with 4 double bedrooms with 2 boasting ensuites and an additional 4 piece family bathroom.



**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: G  
EPC Rating: B

Main area: Approx. 147.8 sq. metres (1591.0 sq. feet)  
Plus outbuildings, approx. 18.1 sq. metres (195.1 sq. feet)

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

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**Eaton Bray**

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**Borehamwood**

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