



Castles

THE GREEN
Edlesborough, Buckinghamshire

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Asking
Price
£725,000
(Freehold)

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Castles Estate Agents are pleased to offer this four bedroom detached family home, ideally located in a sought-after area of Edlesborough, offering a wealth of flexible living space.



The property is within easy walking distance from the Edlesborough Green, local village shops and is advertised for sale with no upper chain.

The downstairs accommodation offers a kitchen with front aspect, a Dual-Aspect lounge which welcomes you with a bright and airy atmosphere, enhanced by a cozy log burner. The ground floor also features a convenient W.C, a separate dining room and a spacious office, which overlooks the garden. This versatile room could easily be used as an additional ground floor bedroom if desired, offering excellent flexibility.

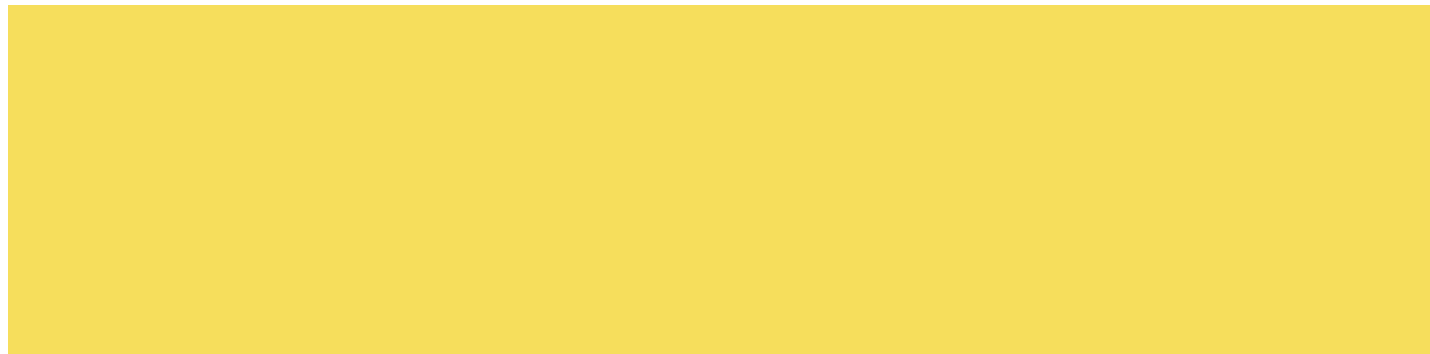
Upstairs, the accommodation continues to impress with an extended master bedroom, complete with a four-piece en-suite bathroom. The remaining bedrooms are all generously sized, whilst the family bathroom is modern and well-appointed. Outside, the property boasts a beautiful wrap-around garden, offering plenty of space for outdoor living. There is a large South Easterly facing patio area perfect for entertaining, while the well-manicured lawn provides a peaceful space for relaxation or children's play. Completing the home is a Double garage that has been thoughtfully split into a Utility room and a single garage space, with stairs rising to eaves storage which offers great versatility. Additional features include a pressurised Megaflow hot water system ensuring excellent water pressure throughout the property and a gas boiler fitted in 2024. This exceptional home offers a rare combination of space, convenience, and modern living, with the potential for an office or extra bedroom.

Specifications

- WALKING DISTANCE OF THE VILLAGE GREEN
- GAS BOILER FITTED 2024
- PRESSURISED HOT WATER SYSTEM
- DUAL ASPECT LOUNGE
- SOUTH EASTERLY FACING GARDEN
- GARAGE WITH EAVES STORAGE
- UTILITY ROOM
- STUDY / POTENTIAL FIFTH BEDROOM
- FOUR PIECE EN-SUITE TO MASTER
- NO UPPER CHAIN



A spacious driveway provides ample off-road parking for multiple vehicles.

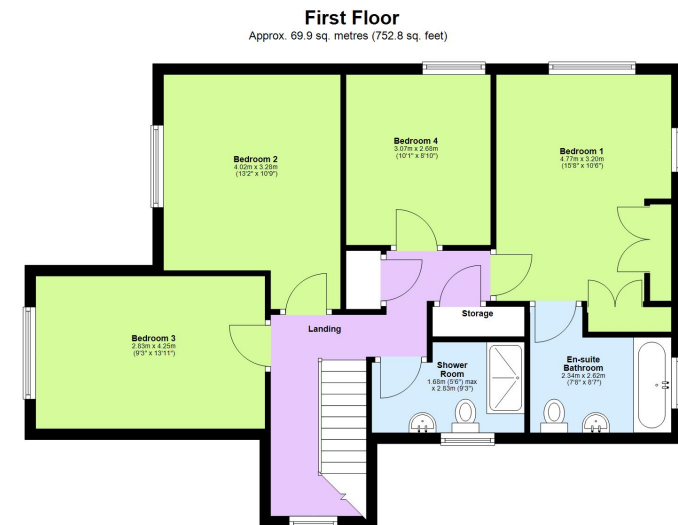
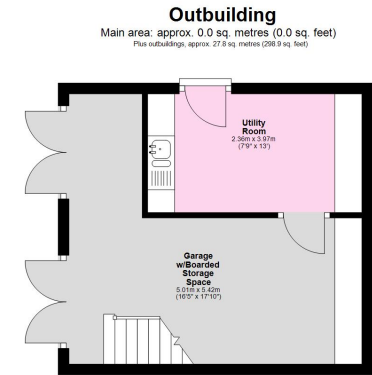
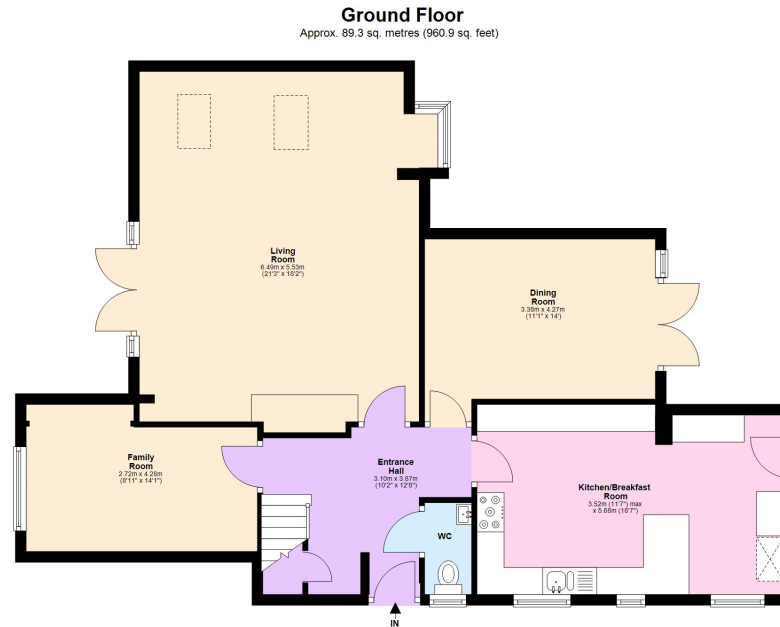


Please Note:

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: F
EPC Rating: D



Main area: Approx. 159.2 sq. metres (1713.7 sq. feet)
Plus outbuildings, approx. 27.8 sq. metres (298.9 sq. feet)

Berkhamsted
01442 865252
Eaton Bray
01525 220605

Borehamwood
020 8953 2112
Hertford
01992 501511

Boxmoor
01442 233345
Kings Langley
01923 936900

Bushey
020 8950 2551
Radlett
01923 537111



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