



Castles

SUMMERLEYS  
Edlesborough, Buckinghamshire



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Offerd IEO  
£400,000  
(Freehold)

Castles



Situated in the heart of the village, this 3 bedroom family home is surrounded by a friendly community and offers easy access to local amenities, schools, and transportation links.



A well designed residence nestled in the heart of the village. This exceptional property boasts an array of features that make it the perfect home. With its prime location, spacious rooms, and delightful garden, this is an opportunity not to be missed. From the front stable door that takes you through to the hallway with access to both the lounge, kitchen and stairs rising to the first floor. Step into the cozy lounge with open fireplace and Parquet flooring which flows well into the adjacent dining room, complete with patio doors leading onto the garden, offers a seamless transition between indoor and outdoor living, with the kitchen next door it would be possible to open into a kitchen diner if preferred. The kitchen has been tastefully remodelled to provide a modern and functional space for culinary enthusiasts. Equipped with sleek appliances including an instant boiling water tap and ample storage with door onto garden. Upstairs, you'll find two spacious double bedrooms, an additional bedroom and a stylishly refitted bathroom. Step outside into your own private paradise—a beautifully landscaped garden featuring an artificial lawn for easy maintenance. Need a dedicated workspace or a creative sanctuary? Look no further! This property includes a versatile home office/studio with mains power, allowing you to work, create, or pursue hobbies from the comfort of your own home.

## Specifications

- Prime location in Edlesborough village
- 3 Bedroom family home
- Lounge with open fireplace
- Dining room with French doors to garden
- Refurbished kitchen
- Beautiful garden
- Summerhouse/home office
- Driveway parking and garage





Situated next to the property the driveway has parking for at least two cars and a garage.





**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.

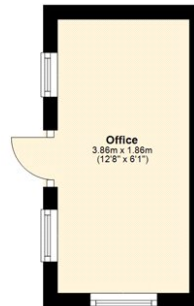
**Tenure: Freehold**

**Council Tax Band: C**

**EPC Rating: D**

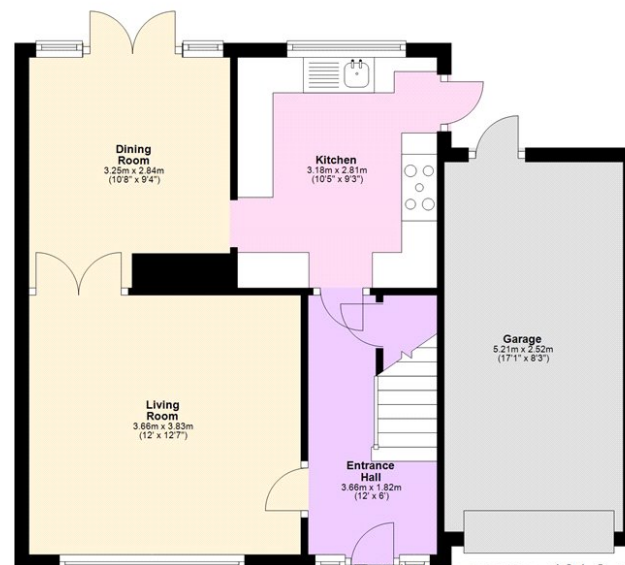
**Outbuilding**

Approx. 7.2 sq. metres (77.3 sq. feet)



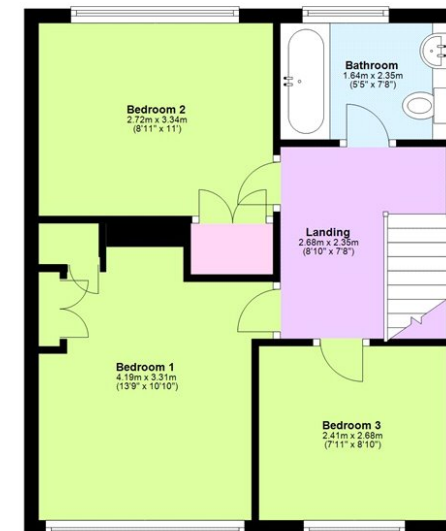
**Ground Floor**

Approx. 53.8 sq. metres (578.7 sq. feet)



**First Floor**

Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 101.2 sq. metres (1089.7 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**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



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