



Common Road Kensworth Bedfordshire

A lovely detached three bedroom home with potential to extend STPP.

This wonderful home is approached via front pebble garden with a driveway. The home opens up to a welcoming hallway which leads into a spacious lounge with laminate parquet style flooring, and front aspect window. The lounge has a feature log burner as its centre piece and wraps round towards the rear patio doors leading to the garden. Adjoining the lounge is the kitchen with modern appliances including dishwasher, gas cookers and free standing integrated double oven, with a separate utility area. This leads onto a lovely bright dining room area with patio doors overlooking the rear garden. The ground floor further benefits from having a snug, gym and store room which gives office space for remote/hybrid working. The ground floor is completed with a w/c cloakroom and adjoining garage.

The first floor comprises of two double bedrooms, a good size third bedroom and a family bathroom. The modern master bedroom has built in wardrobes, and rear aspect window. The second double bedroom leads with front aspect window, and built in wardrobes. A good size third bedroom which can be a single/nursery room. The first floor is complete with a three piece family bathroom suite.

The rear garden is combination of a concrete patio area combined with laid lawn, a great space for family and social time. The garden further benefits from garden store and access to the garage.

Kensworth offers a range of local amenities including local shops, Post Office, pub/restaurants, as well as good schooling within the village. The property is also within a mile to Whipsnade Zoo, Dunstable Downs, and surrounding Chiltern Hills. Kensworth also offers excellent transport links to London with the M1 Junction 9 approx. 3 miles, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes.



- Detached 3 Bedroom House
- Potential To Extend STPP
- Large lounge
- Separate Dining Room
- Garage
- Garden/Store Room
- Snug/Gym/Office Space
- Front and Rear Garden
- Off Road Parking
- Transport Links To London and Surrounding Areas

GENERAL:

Tenure: Freehold

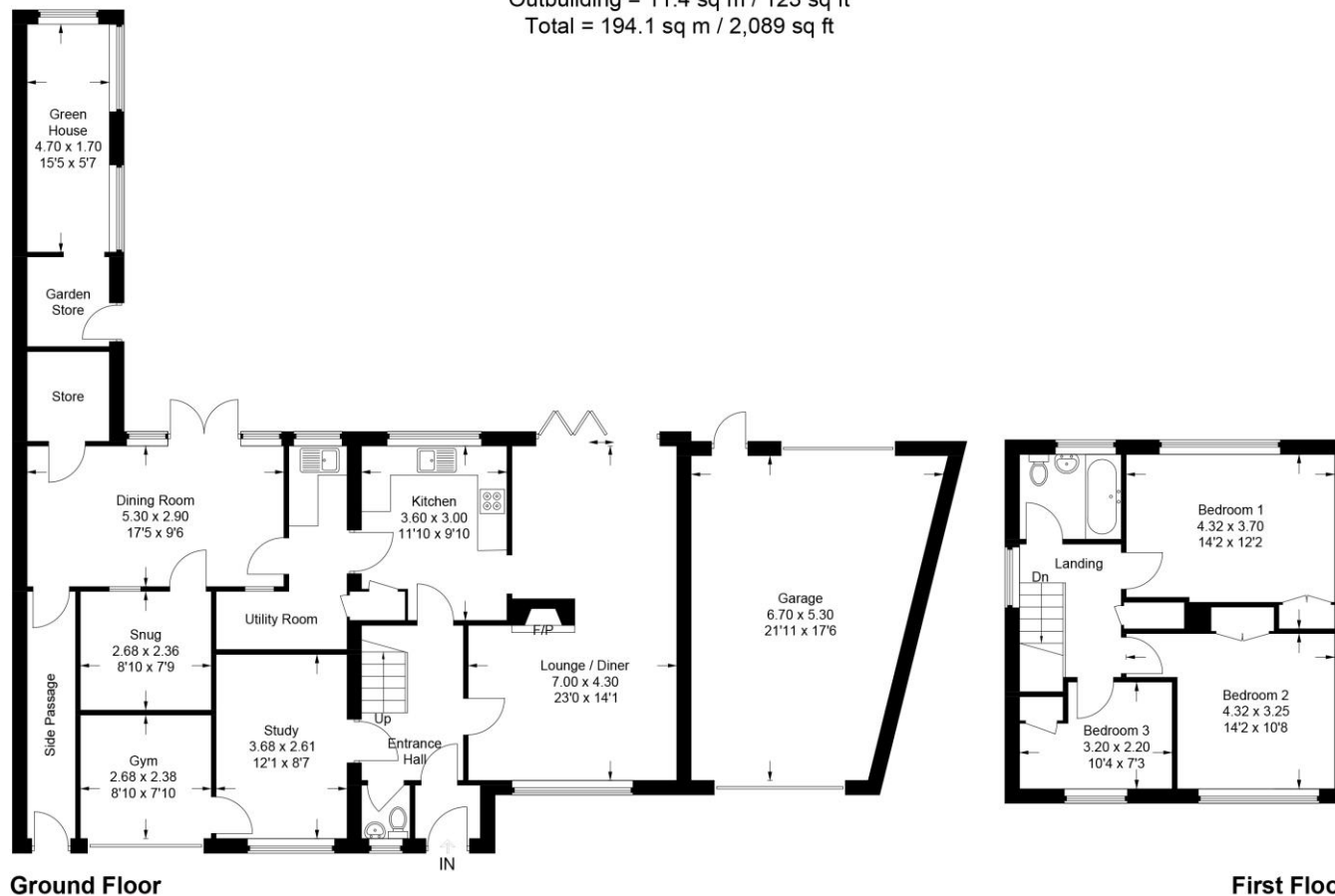
EPC Rating: D

Council Tax Band: G

Local Authority: Central Bedfordshire



Approximate Gross Internal Area
 Ground Floor = 107.8 sq m / 1,160 sq ft
 First Floor = 44.8 sq m / 482 sq ft
 Garage = 30.1 sq m / 324 sq ft
 Outbuilding = 11.4 sq m / 123 sq ft
 Total = 194.1 sq m / 2,089 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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