



59 Pebblemoor

Edlesborough

Buckinghamshire

LU6 2HZ

An extended 19th century three bedroom semi detached cottage offering potential to refurbish with no onward chain located in the sought after Buckinghamshire village of Edlesborough, and scenic open countryside nearby.

Situated along Pebblemoor, Edlesborough, this three bedroom 19th century semi detached cottage has been extended to the rear creating spacious living accommodation to the ground floor. This family home features spacious receptions with a bay fronted sitting room boasting exposed bricks and beams, three double bedrooms, and open countryside on the doorstep to enjoy scenic walks nearby. The property is within walking distance to The Green and amenities in the village such as local shops, Post Office, Doctors Surgery & Pharmacy, as well as good schooling. Edlesborough also offers excellent transport links to London with the M1 junction 11a approx. 7.5 miles, and an efficient train service from Cheddington or Tring to Euston in under 1 hour.

Internally, The porch opens into a welcoming entrance hall with a ground floor cloakroom, and access leads into a spacious sitting room reaching over 20ft. in length. The sitting room boasts character features such as exposed beams and brickwork, including a brick feature fireplace. To the rear of the sitting room, a door opens into an extended dining room which overlooks the rear garden. Adjacent to the dining room is a separate kitchen and is fitted with a range of base and wall mounted units, integral oven with electric hob and space for white goods. To the side of the kitchen is a door which accesses the rear garden and garage.

Stairs from the entrance hall rise to the first floor landing and leads to three bedrooms and the family bathroom. All three bedrooms are generous sized doubles, and benefit from built in storage. The master bedroom and the third bedroom are located to the front of the property, and benefit views across open countryside. The family bathroom is fitted with a four piece suite, and comprises of a low level W.C, pedestal wash hand basin, a raised area with a sunken bath, and a separate shower cubicle.

Externally, the property is approached via the driveway which provides off road parking for two vehicles, and leads to a detached single garage, side gated access, and the main entrance. To the front of the property, the front garden is laid to lawn with a low height brick wall to the front boundary. Double glazed sliding doors from the dining room opens onto a patio area which is an ideal spot for entertaining. The patio extends to the main garden which is laid to lawn with shrub borders and fenced boundaries, and a door to the side of the garage which has power and lighting.



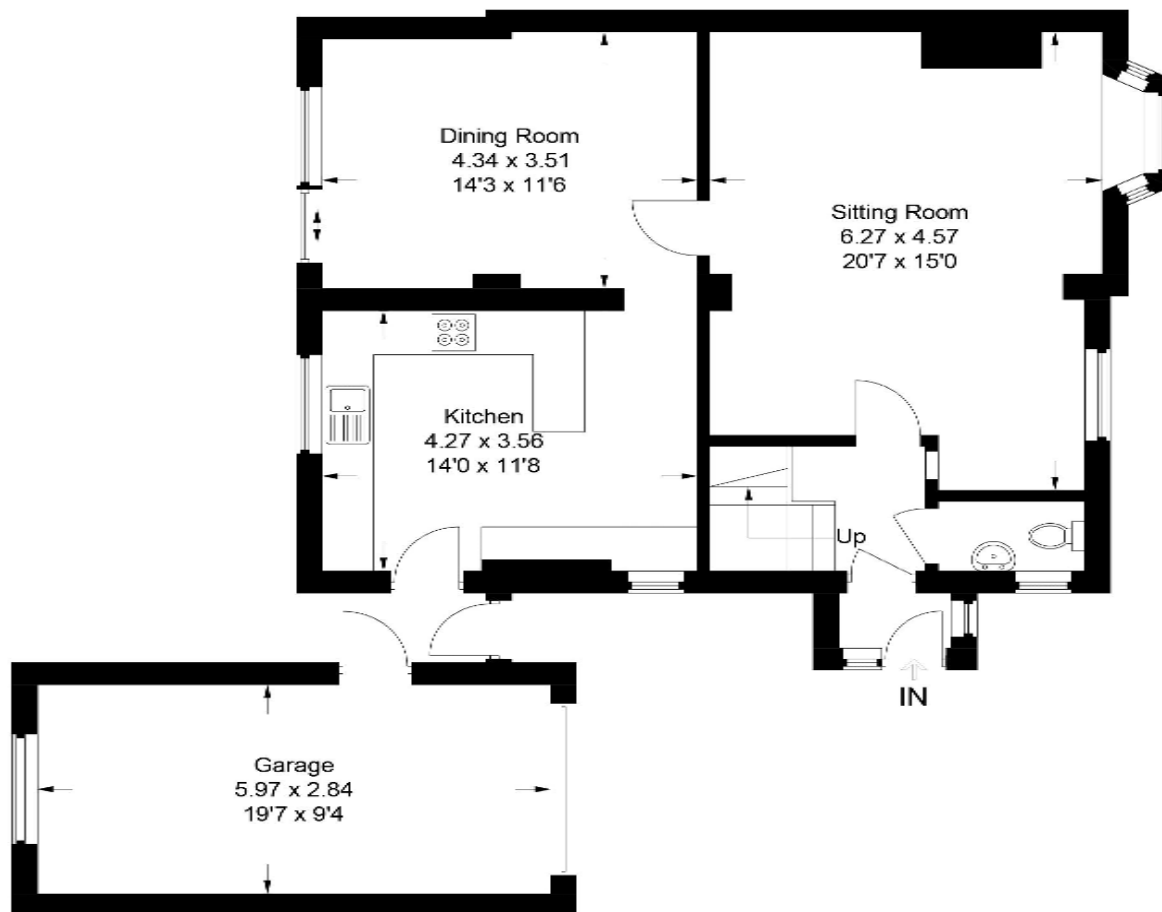
- No Onward Chain
- Extended Semi Detached Family Home
- Refurbishment Opportunity
- Three Double Bedrooms & Family Bathroom
- Spacious Sitting Room with Character Features
- Large Dining Room & Separate Kitchen
- Enclosed Private Rear Garden
- Garage & Driveway
- Scenic Open Countryside Nearby
- Desirable Buckinghamshire Village

Additional Information

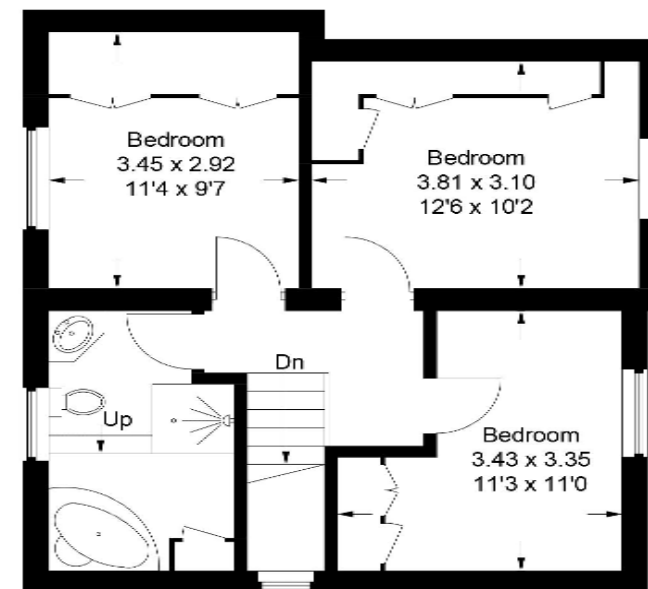
- Gas, Mains Water, Electricity
- The Property is Council Tax Band E
- The Local Authority is Buckinghamshire Council



Approximate Gross Internal Area
 Ground Floor = 67.2 sq m / 723 sq ft
 First Floor = 48.0 sq m / 517 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Total = 132.3 sq m / 1,424 sq ft



Ground Floor



First Floor

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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Tel : 01582 793116

Fine & Country Redbourn

51 High Street, Redbourn, St. Albans, AL3 7LW

redbourn@fineandcountry.com

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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