



Castles

SUMMERLEYS
Edlesborough, Buckinghamshire

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Guide Price
£295,000
(Freehold)

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Castles Estate Agents are delighted to represent this charming, characterful two bedroom extended Victorian terrace, ideally located just a stone's throw from the heart of Edlesborough village and its picturesque green.



This well presented home is perfect for those seeking stylish yet cosy village living within walking distance of a wealth of amenities and countryside walks.

Step inside and you'll immediately feel at home. The property offers two generous bedrooms, a sleek and contemporary bathroom, country-style kitchen, full of warmth and charm. The generous sitting room flows into a dedicated dining area and features an open fireplace, which is the perfect spot to curl up on cooler evenings and soak in the cosy, period ambiance.

Outside, the pretty rear garden is a true hidden gem, well maintained, private and basking in sunshine. At the end of the garden is something special, a fully insulated summer house/home office complete with light and power, ideal for remote working, creative hobbies, or simply unwinding with a good book. Edlesborough offers an enviable village lifestyle with local shops, a tea room, hairdressers, beauty salon, doctor's surgery, pharmacy and dentist all within easy walking distance.

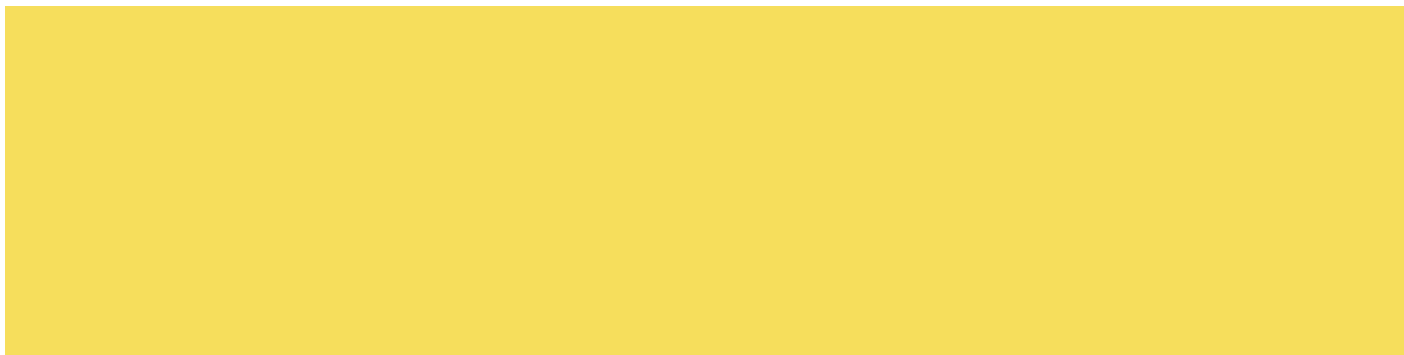
With the Chiltern Hills on your doorstep, you'll enjoy breathtaking walks and countryside views, while fast commuter links to London are available via nearby Tring, Leighton Buzzard and Berkhamsted stations (with trains to London Euston in under 30 minutes). Easy access to the A5, A41, M1 and M25 make this a fantastic location for those balancing country charm with urban convenience

Specifications

- CHARMING VICTORIAN HOME
- LOCATED IN THE HEART OF EDLESBOROUGH
- WALKING DISTANCE TO VILLAGE AMENITIES
- TWO BEDROOMS
- SPACIOUS SITTING ROOM THROUGH TO DINER
- EXTERNAL HOME OFFICE / GYM
- BEAUTIFULLY PRESENTED AND WELL MAINTAINED



This delightful home enjoys a prime position just moments from Edlesborough's village green, the beating heart of this award-winning community.



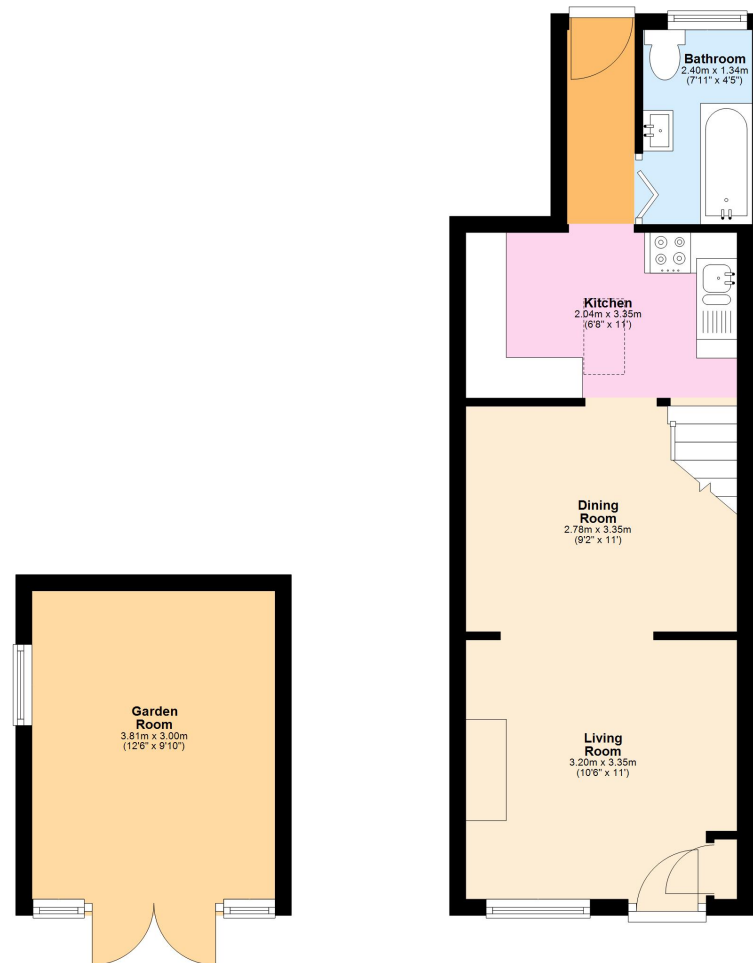
Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

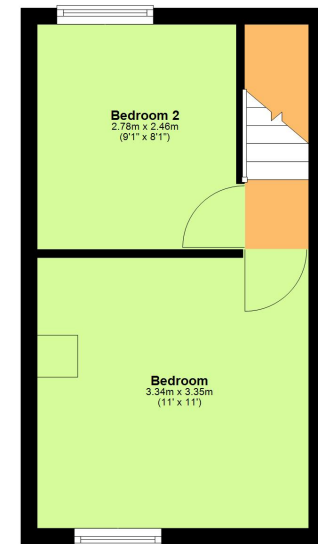
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: C
EPC Rating: E

Ground Floor
Approx. 44.6 sq. metres (480.5 sq. feet)



First Floor
Approx. 20.9 sq. metres (224.5 sq. feet)



Total area: approx. 65.5 sq. metres (704.9 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

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Hertford

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Boxmoor

01442 233345

Kings Langley

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