



Castles

SWANNELLS WOOD
Studham, Dunstable LU6 2QB

SWANNELLS WOOD

Studham, Dunstable LU6 2QB

£775,000
(Freehold)

Castles



Nestled in a picturesque setting along a quiet, no-through road, this well-maintained chalet bungalow offers a perfect blend of comfort and potential for further development (STPP).



The spacious hallways allow the property to flow well leading first to the spacious Lounge flooded with natural light and triple-aspect windows and patio doors opening onto the fantastic Rear Garden.

The dual aspect Kitchen/Diner offers delightful views of the garden and leads to the oversized Utility Room. A spacious Double Bedroom on the ground floor sits to the front of the property accompanied by an additional Reception Room or potential Fourth Bedroom. The well-appointed downstairs Shower Room and separate WC complete the ground floor.

Upstairs two good-sized Double Bedrooms benefit from lovely outlooks from the windows and are catered for by a three piece Bathroom. A cozy reading nook on the landing adds a touch of charm to the upper level.

The expansive plot, spanning around 0.35 acres, offers a sense of space and privacy. With ample parking space on the driveway, leading to a double garage with electric doors.

Specifications

- EXTENDED CHALET BUNGALOW
- DUAL ASPECT KITCHEN/DINER
- UTILITY ROOM
- 3/4 BEDROOMS
- SOUGHT AFTER LOCATION
- DOUBLE GARAGE
- LARGE MATURE GARDEN
- PLOT OF 0.35 ACRES
- SCOPE FOR FURTHER EXTENSION (STPP)



One of the main features is the stunning south-facing garden, adorned with mature shrubs and trees, creating a private haven for outdoor enjoyment.



A little about the corner of the world we call home...

We are lucky to be in the Chiltern Hills, surrounded by well managed agricultural land and traditional mixed woodland. The historic village of Studham with two pubs, a church and active sports club is within half a mile. Comprehensive facilities are available in Berkhamsted just 7 miles away including good shopping. There is a strong selection of both state and independent schools in the district, notably Beechwood Park Prep School and Berkhamsted Schools for boys and girls.

Communications are excellent by both road and rail. The A41 linking to the M25 is within 8 miles and the M1 6 miles away. Fast and frequent trains leave Hemel Hempstead reaching London Euston in approximately 31 minutes. Luton Airport is positioned only 10 miles away.

Please Note:

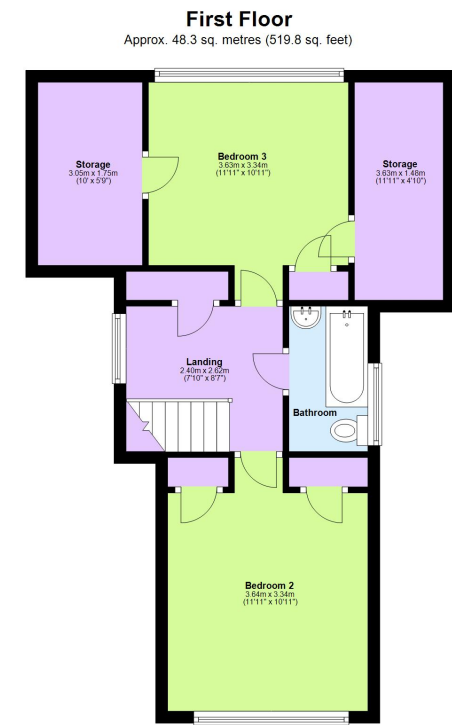
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

Tenure: Freehold

Council Tax Band: F

EPC Rating: D



Total area: approx. 186.5 sq. metres (2007.7 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

www.castlestateagents.co.uk



Castles