



Castles

LEIGHTON ROAD
Edlesborough, Buckinghamshire

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Guide Price
£725,000
(Freehold)

Castles



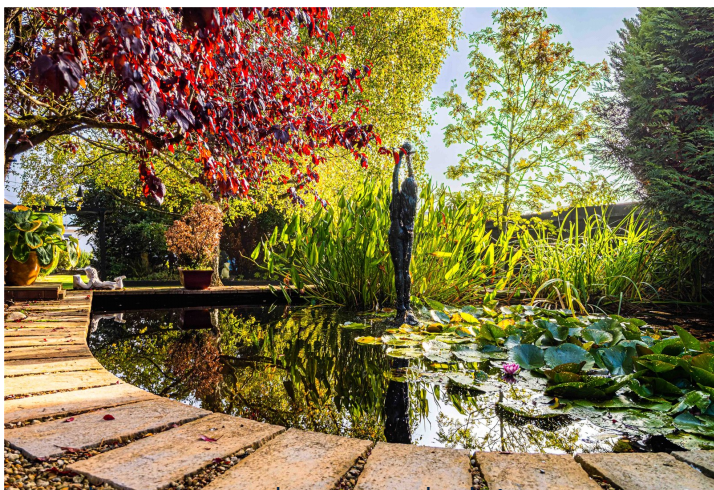
Tucked away on the edge of the ever popular Buckinghamshire village of Edlesborough, this EXTENDED four bedroom detached home is the perfect blend of character, comfort and countryside living, with a garden you'll fall in love with at first sight. Castles Estate Agents are pleased to represent this property for sale with NO UPPER CHAIN



Sitting on a generous $\frac{1}{4}$ acre plot, this charming family home offers over 1,500 sq. ft. of versatile living space, complete with an enchanting private garden, countryside views, and a fabulous outdoor living room overlooking a feature pond. From cosy nights by the inglenook fireplace to summer evenings under the pergola, this house has it all. Inside, a welcoming entrance leads to a stunning sitting/dining room with wooden beams, garden views and the impressive inglenook fireplace at its heart. The bright kitchen/breakfast room includes a sociable breakfast bar and separate utility, while two spacious double bedrooms and a modern shower room complete the ground floor. Upstairs, the master suite impresses with walk-in wardrobes and a balcony overlooking the garden, joined by a fourth bedroom, sleek four-piece bathroom and a light-filled landing ideal as a home office. Outside, beautifully landscaped gardens, mature trees and a pergola-covered seating area create a magical space for year-round entertaining.

Specifications

- NO UPPER CHAIN
- MASTER BEDROOM WITH BALCONY
- GENEROUS REAR GARDEN
- WIDE PATIO AREA TO REAR
- BATHROOM AND DOWNSTAIRS SHOWER ROOM
- INGENOOK FIRE PLACE
- LARGE GARAGE WITH INSPECTION PIT AND ELECTRIC DOOR
- TWO GROUND FLOOR BEDROOMS



The gated gravel driveway offers ample parking, and the 25ft detached garage with power, lighting, and an inspection pit is ideal for car enthusiasts or conversion potential.



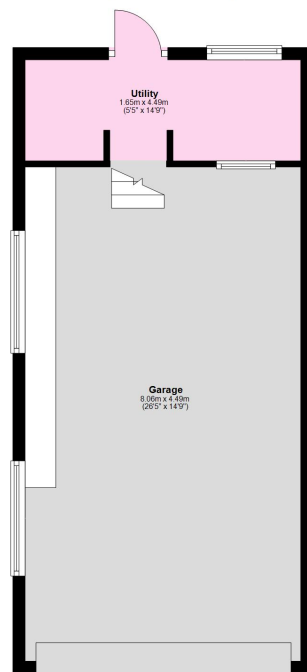
Please Note:

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

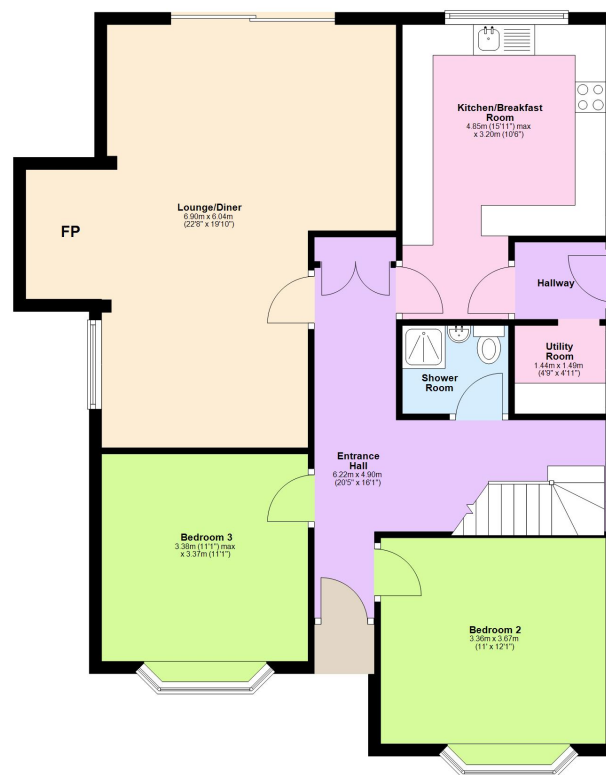
All measurements are approximate and photographs provided are for guidance only.

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

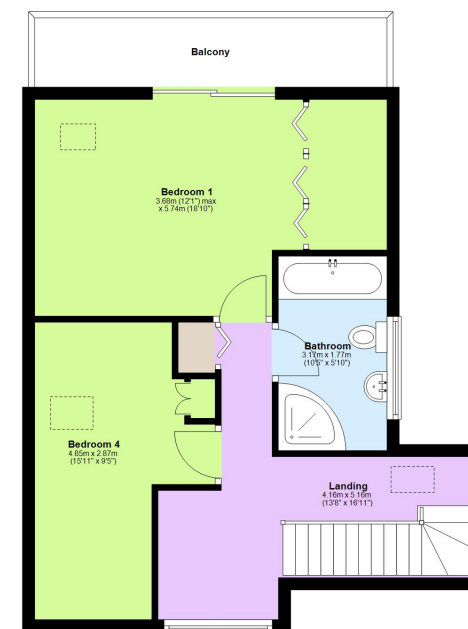
Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 44.1 sq. metres (474.3 sq. feet)



Ground Floor
Approx. 93.7 sq. metres (1008.9 sq. feet)



First Floor
Approx. 50.8 sq. metres (546.9 sq. feet)



Main area: Approx. 144.5 sq. metres (1555.8 sq. feet)
Plus outbuildings, approx. 44.1 sq. metres (474.3 sq. feet)

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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