



Waterend Lane

Chalton,
Bedfordshire, LU4 9UL
£410,000

COUNTRY PROPERTIES
PART OF HUNTERS

Situated along a village lane, this three bedroom semi detached chalet style home features contemporary open plan accommodation to the ground floor with designated kitchen, dining and living areas. This dual aspect space has French doors leading directly to a decked terrace in the rear garden, perfect for entertaining. There is a shower room to the ground floor, in addition to the first floor family bathroom. A useful summerhouse is located within the enclosed rear garden, with potential to utilise as a home office, studio or gym perhaps? Off road parking is for multiple vehicles is provided via the gravelled driveway and single garage. Commuter links are available via Leagrave rail station with a direct service to St Pancras International (2.9 miles) and M1:J11A (1.4 miles). EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect insert and opaque double glazed sidelight. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Wood flooring. Recessed spotlighting to ceiling. Doors to open plan kitchen/dining/living room and to:

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with electric shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Vertical radiator. Recessed spotlighting to ceiling.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Dual aspect via double glazed bow window to front and double glazed French doors and window to rear. Two radiators (one vertical). Part tiled/part wood flooring. Recessed spotlighting to ceiling. A range of base level kitchen units with work surface areas incorporating sink and drainer with mixer tap. Integrated dishwasher. Space for washing machine, fridge/freezer and range style oven (with extractor over). Island unit providing additional storage and breakfast area.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Recessed spotlighting to ceiling. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to front aspect. Radiator. Recessed spotlighting to ceiling.

BEDROOM 3

Double glazed window to front aspect. Radiator. Recessed spotlighting to ceiling.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a raised decked area leading to lawn. Shrub borders. Summerhouse with power and light. Enclosed by timber fencing with gated side access.

GARAGE

Up and over door.

FRONT GARDEN/OFF ROAD PARKING

Gravelled frontage and driveway to side providing off road parking for approx. four vehicles and access to garage.

Current Council Tax Band: C.



WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

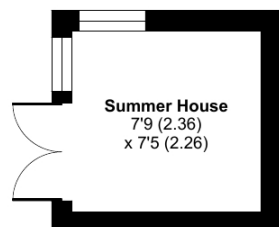
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement. Details of the solicitor/conveyancer acting for you in your purchase.

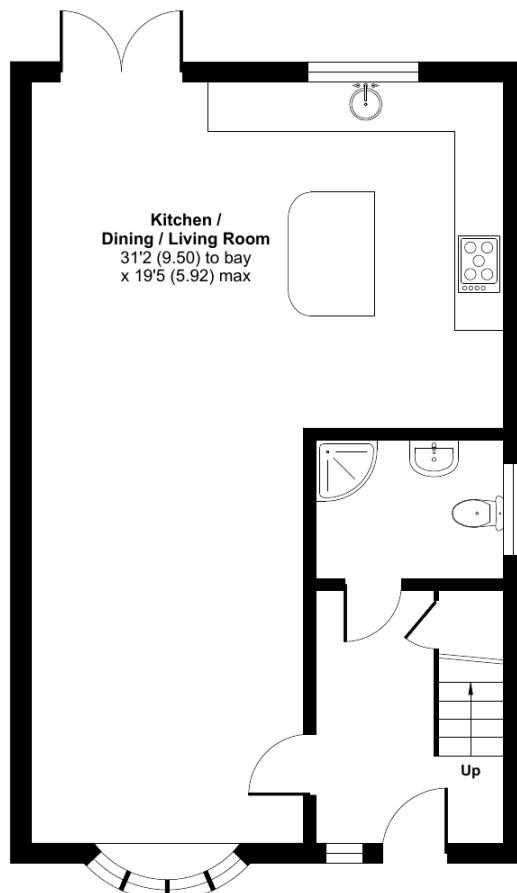
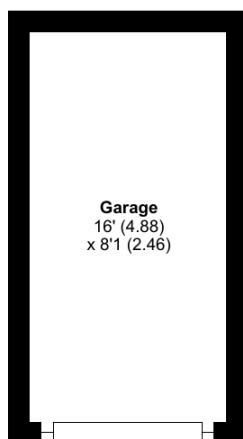
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





OUTBUILDING

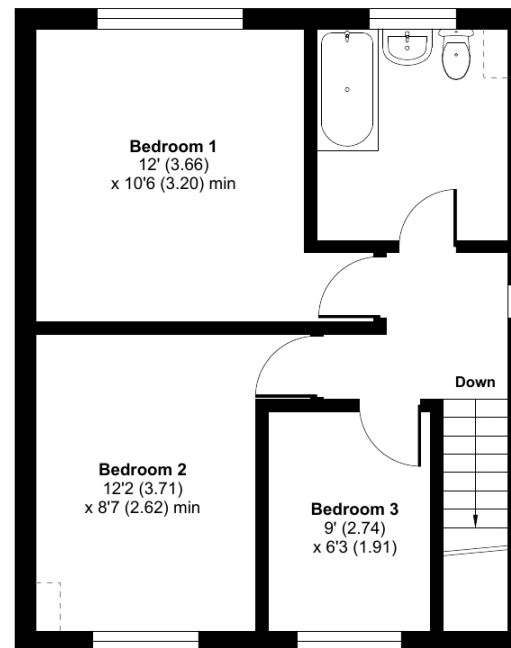


GROUND FLOOR

Approximate Area = 1082 sq ft / 100.5 sq m
 Limited Use Area(s) = 4 sq ft / 0.3 sq m
 Garage = 129 sq ft / 11.9 sq m
 Outbuilding = 57 sq ft / 5.2 sq m
 Total = 1272 sq ft / 117.9 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1039372



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

