



3 Bedrooms



1 Bath/Shower Room



1 Reception Room



On-Street



150ft SW Facing Garden



EPC Band D

Council Tax
Band D - £2,198.51 (2024/25)
Local Authority
Central Bedfordshire Council

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Summer Street, Slip End, LU1 4BN
Guide Price £425,000 Freehold

A immaculate three bedroom character home with a 150ft south west facing garden, recently improved throughout by the current owners.

- 🏡 Renovated and improved throughout
- 🏡 Potential to extend further if required (STPP)
- 🏡 Large living/dining room with feature fireplace
- 🏡 Newly fitted kitchen
- 🏡 Three bedrooms
- 🏡 Luxurious refitted bathroom
- 🏡 150ft south west facing garden

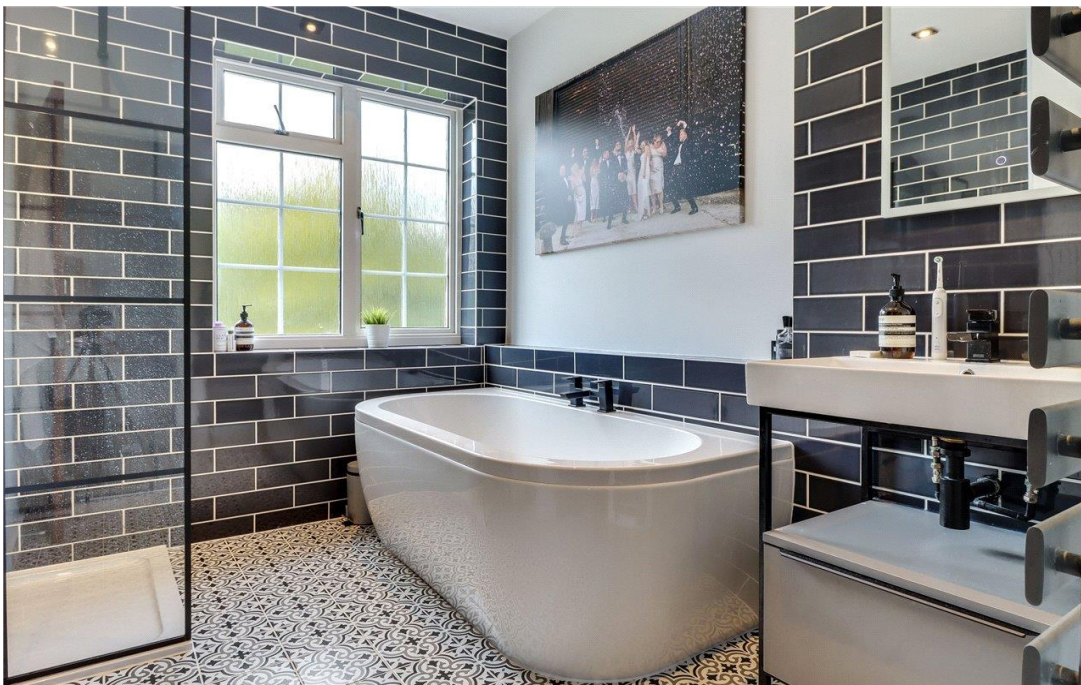
Description

This charming period home has been completely renovated and improved throughout and offers beautifully presented accommodation and a fabulous rear garden. To the front of the property is a newly landscaped gated enclosure with white pebble stone and steps leading to the front door. A bright and spacious hallway opens into a large dual aspect living/dining room with feature fireplace and French doors leading to the rear garden. A newly fitted kitchen is located at the rear with additional access to the patio and decking area. The kitchen is fully fitted with a stylish range of wall and base units. A generous storage cupboard under the stairs completes the ground floor layout. Upstairs there are three sizeable bedrooms served by a luxurious re-fitted bathroom suite. The loft is boarded and insulated, providing additional storage. The house occupies a superb plot which affords tremendous potential for extension (subject to relevant planning permission and regulations) The south-west facing rear garden is a particular feature and extends to approximately 150ft in length with a large decking area perfect for entertaining. There is also a large timber shed providing ample storage and side access. NB. Pursuant to the 1979 Estate Agency act we are duty bound to advise you that this property is owned by an employee of Ashtons Estate Agents

Location

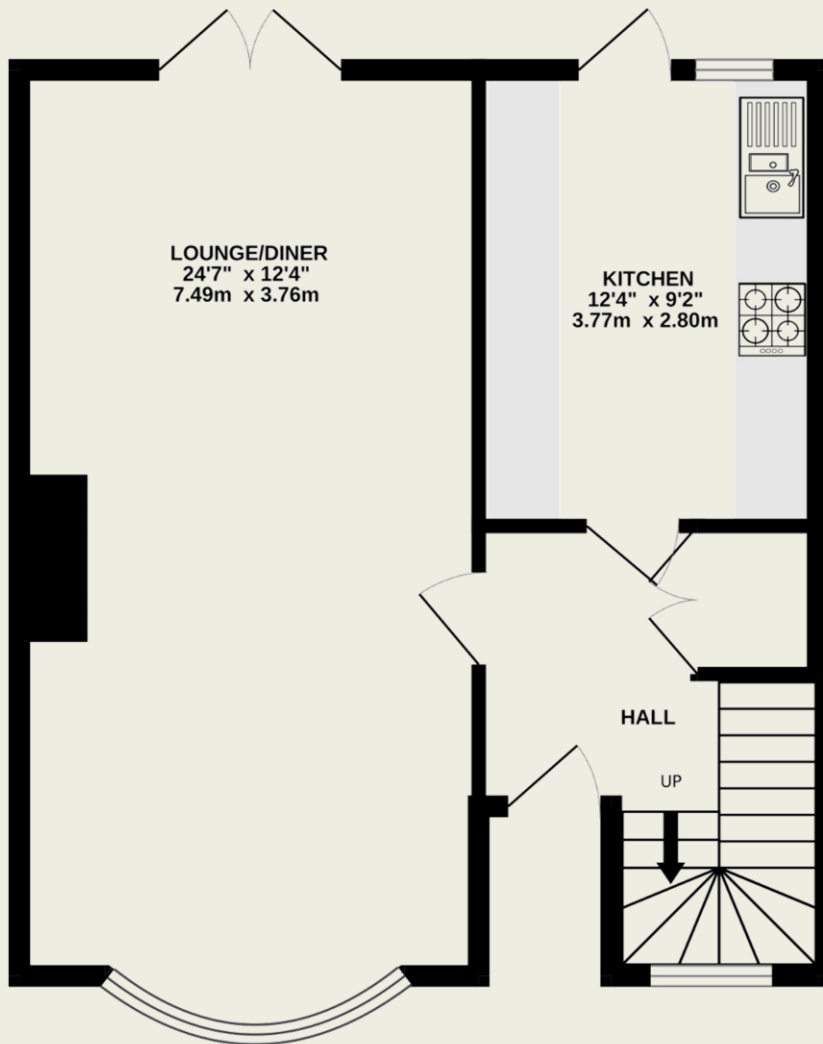
Slip End is one of Harpenden's satellite villages and is ideally positioned for access to major transport links. The village amenities include a grocery store, two pubs and a well-regarded lower school (with excellent OFSTED). Junction 10 of the M1 is close by and Luton Airport is also within a short distance. The larger town of Harpenden is just a short drive away and offers wider amenities and a fast rail link into London St Pancras and The City.



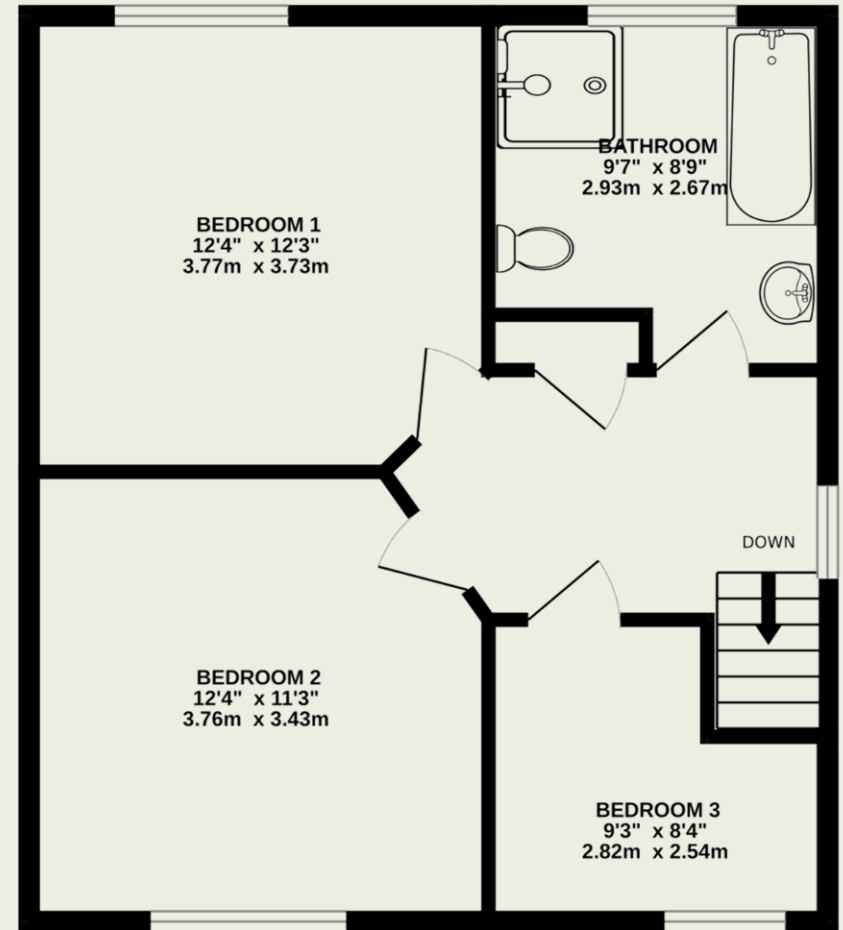


Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.

TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

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