



 3 Bedrooms

 1 Bath/Shower Room

 2 Reception Rooms

 Garage

 Private Garden

 EPC Band C

Council Tax  
Band C - £1,992.61 (2024/25)  
Local Authority  
Central Bedfordshire Council

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**The Chilterns, Kensworth, LU6 3RJ**  
**Asking Price £342,500 Freehold**



## The Chilterns, Kensworth

Well-presented and spacious three bedroom village home located opposite a quiet green in this popular village.

- 🏡 Located on a quiet green
- 🏡 Close to village amenities
- 🏡 Living room with log burner
- 🏡 Kitchen/dining room
- 🏡 Three bedrooms served by modern bathroom
- 🏡 Private rear garden
- 🏡 Garage to the rear

### Description

This bright and spacious property is attractively presented and within easy reach of village amenities.

Downstairs the entrance hallway leads into a generous living room with feature fireplace with log burner, which overlooks the front garden and central green. To the rear of the house is a large kitchen/dining room with sliding patio doors opening onto the rear garden. The kitchen is fitted with a good range of modern units, an eye level double oven and electric hob with extractor hood and breakfast bar with sink separating the kitchen from the dining area. A useful utility room and cloakroom with WC and hand basin complete the ground floor.

Upstairs there are three bedrooms, two are doubles, served by a stylish white fitted family bathroom with three piece suite and shower over the bath.

Outside the private rear garden measures 40ft in depth and includes patio seating areas and lawn with a pathway to a shed and single garage at the rear of the garden.

### Location

Close to local amenities, this property is situated in the picturesque village of Kensworth which is in an area of outstanding natural beauty. It is also well placed for the M1 motorway and Luton Airport, while remaining a rural location convenient for the towns of Harpenden and Berkhamsted, where there are efficient rail links to London.



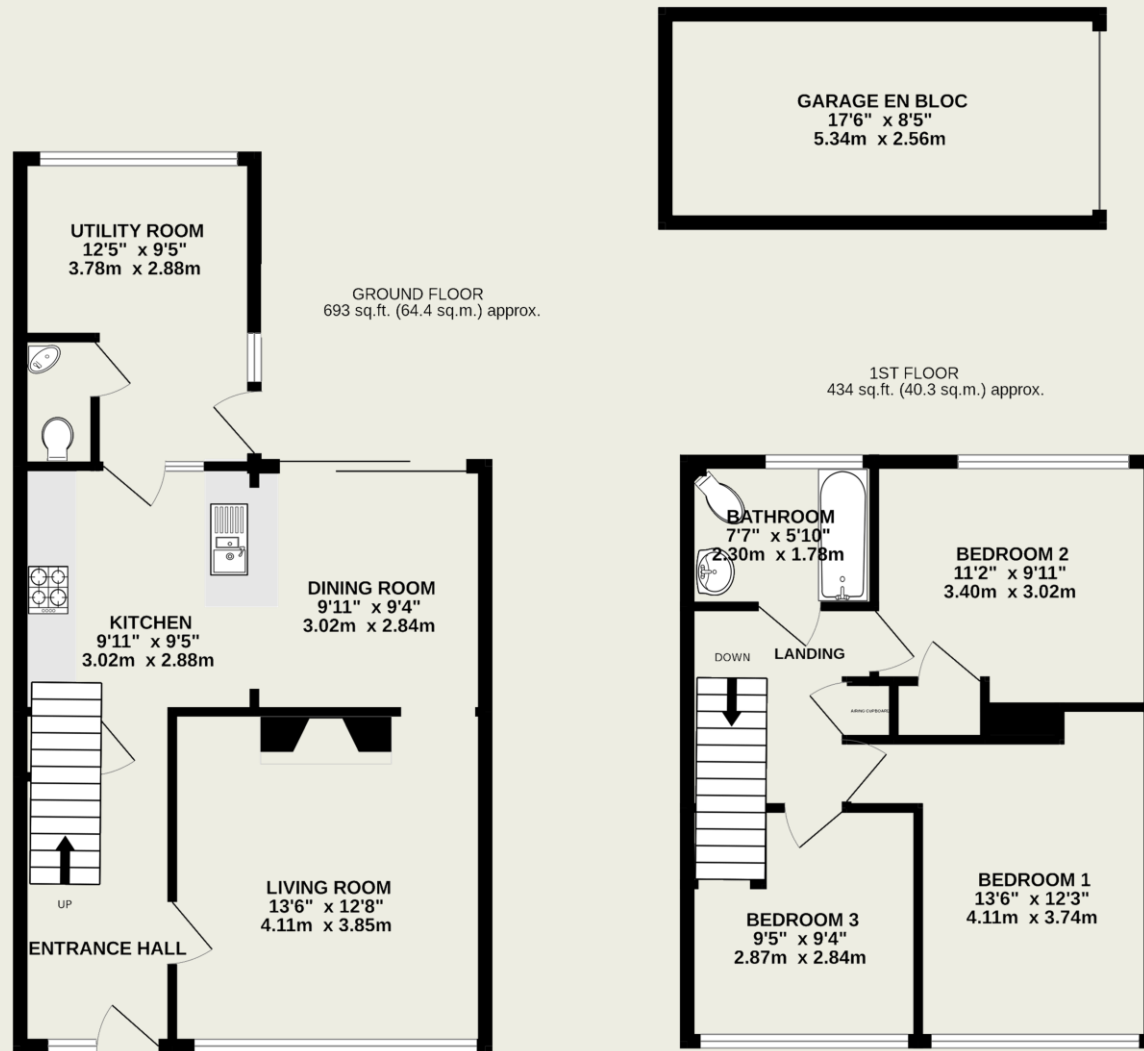




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TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

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