



Castles

PARK LANE
Eaton Bray, Bedfordshire LU6 2BB

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£490,000
(Freehold)

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Situated off a quiet lane in the village of Eaton Bray, this 10-year-old, 3 bedrooms semi-detached property is a testament to thoughtful, high-quality design



This beautiful home is part of an exclusive 4-house development by the renowned local builder, Taylor French. This residence offers a perfect blend of modern style with some fantastic features.

As you enter the property, you are greeted by a fantastic lounge with built in storage. The heart of the home is the L-shaped kitchen-diner, with panelling and further built in storage. The kitchen is finished with high-quality units featuring integrated white goods. Sunlight streams through the patio doors and gives direct access to the generous garden. Completing the downstairs is a cloakroom and closet.

Upstairs there are three well balanced bedrooms. The master boasts a beautiful ensuite and large built-in wardrobes.

Outside the front of the property is a low maintenance front garden, with two parking spaces, leading to an oversized garage. There is additional storage above the garage and an adjoining workshop which could be repurposed into an external utility room, completing this property.

Specifications

- Tucked away position
- Beautiful family home
- Southerly facing garden
- L shaped kitchen diner
- 3 bedrooms
- En suite to master
- Garage & Workshop
- Parking



To the rear of the South, Southwest facing garden is a large summer house, which could be used as a home office.



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

We are lucky to be situated on the borders of Bedfordshire and Buckinghamshire, with views of the area which extend from Eaton Bray into the parish of Edlesborough and outlying villages.

The name 'Eaton' derives from the old English 'eitone', meaning 'farm by a river'. In the Domesday Book it was listed just as Eitone while 'Bray' comes from Sir Reginald Bray and the family that once owned the manor located at what is today 'Park Farm'. At one time Eaton Bray had a moated castle at the farm and what remains of it is now open to the public for fishing.

The village also houses the 'Coffee Tavern' which was built by a teetotal vicar of the parish to encourage the villagers out of the local public houses and was financed by the Wallace family known for their nurseries which grew famous carnations. Many of the roads in the area are named after them.

Edlesborough is next to Eaton Bray, just over the county boundary in Bedfordshire – about 3 miles (5 km) west-south-west of Dunstable. It offers easy commuting with train

travel times from nearby Cheddington to London Euston around 45 minutes. Luton Airport is just over 8 miles away.

There are also good education opportunities with the Eaton Bray and Edlesborough Academies nearby for primary schooling while the area is within the catchment for a number of good secondary schools.

As well as the village of Edlesborough itself, the civil parish also includes the hamlets of Dagnall, Northall and part of Ringshall. Hudnall was transferred in 1885 to the parish of Little Gaddesden in Hertfordshire. Other villages in the area include Totternhoe, Slapton, Northall, Whipsnade – famous for its zoo, Studham and Invinghoe Aston.

All offer the benefits of a semi-rural environment with close proximity to a wide range of facilities. There are many areas of natural beauty and open spaces such as the Dunstable Downs and Gateway Centre and Mead Open Farm.

With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.

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.

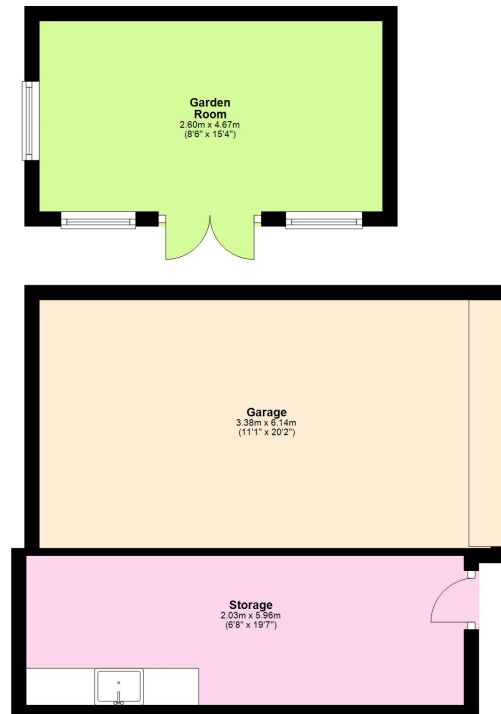
Tenure: Freehold

Council Tax Band: D

EPC Rating: B

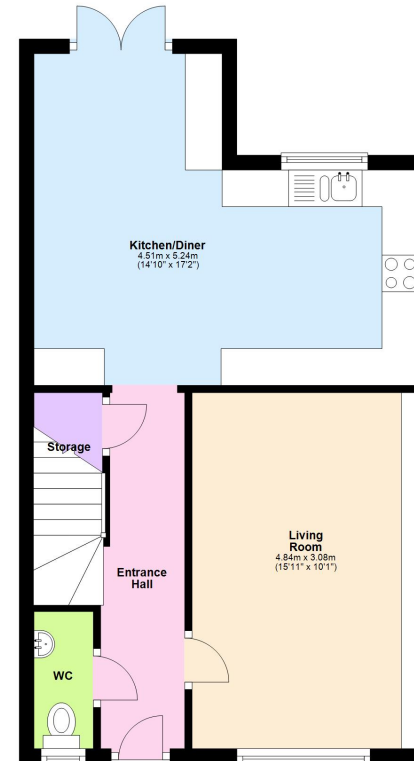
Outbuilding

Main area: approx. 12.1 sq. metres (130.5 sq. feet)
Plus outbuildings, approx. 33.5 sq. metres (360.1 sq. feet)



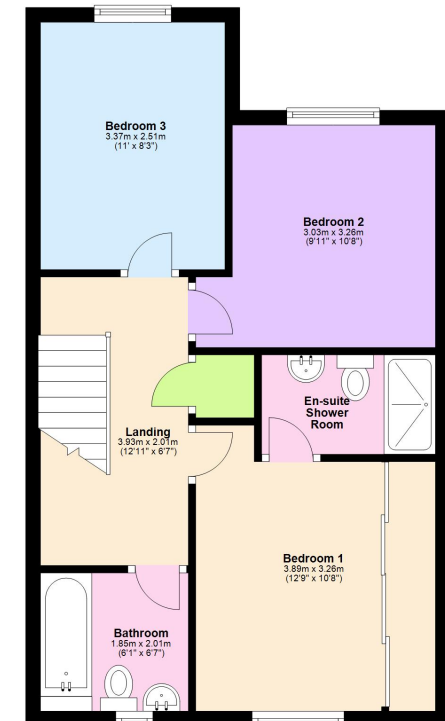
Ground Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



Main area: Approx. 103.6 sq. metres (1114.9 sq. feet)

Plus outbuildings, approx. 33.5 sq. metres (360.1 sq. feet)

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

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