



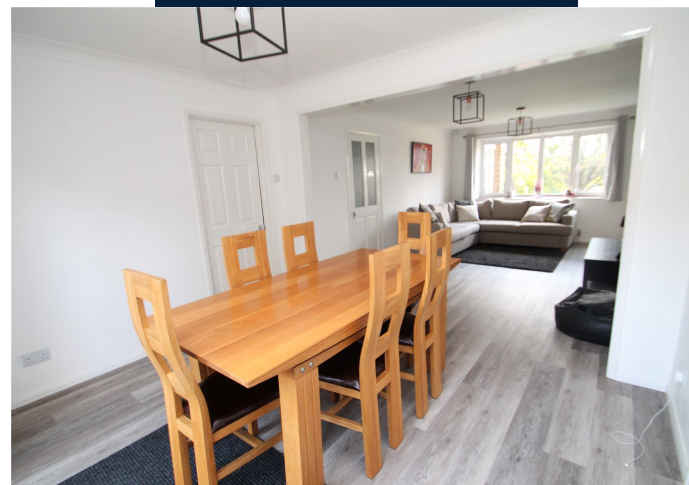
Castles

Crosslands
Caddington, Bedfordshire

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**Offers in
excess of
£500,000**
(Freehold)

Castles



Offered to the market with no upper chain this 4 bedroom detached family home is well positioned within a cul de sac and is within easy reach of the M1 and Luton airport.



The generous entrance hall with wooden style flooring has a W.C to the right, the spacious front to back lounge diner sits to the left of the hallway and has lovely views over the quiet close to the front and patio doors into the rear garden.

The refitted kitchen benefits from built in fridge freezer and dishwasher. Upstairs the well balanced family accommodation has 3 double bedrooms, the master with an en suite, and additional good sized single bedroom, the floor is completed by the family bathroom.

Outside the rear garden is set out over 2 areas with a private patio and then a lawned area. To the front of the property is driveway parking and garage.

Specifications

- No Upper chain
- Detached family home
- 4 bedrooms
- 2 bathrooms
- W.C
- Garage and Driveway
- Great access to M1
- Well maintained gardens
- Cul de Sac location



This property has been well maintained throughout but still allows a purchaser to stamp their own mark if they wish.



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.

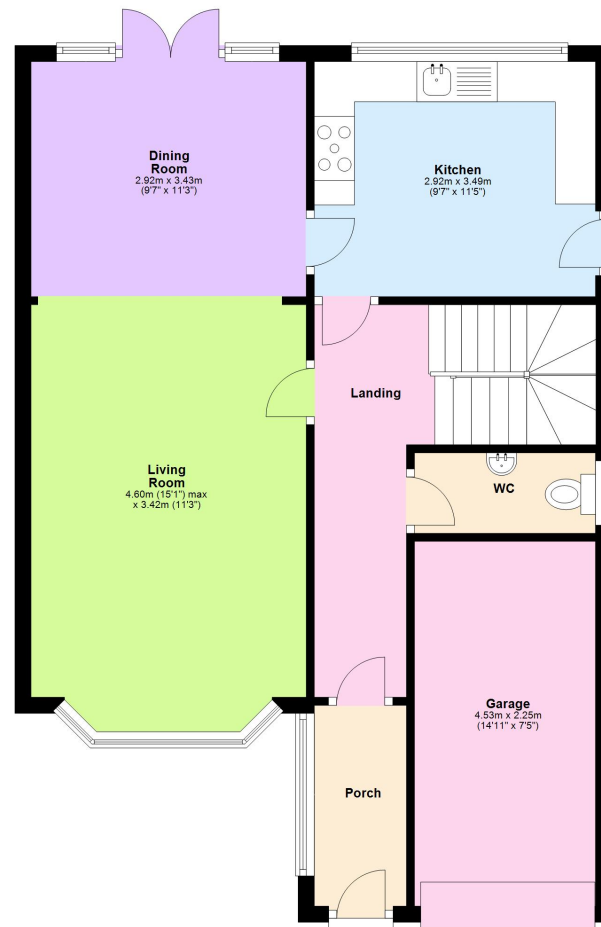
Tenure: Freehold

Council Tax Band: E

EPC Rating: C

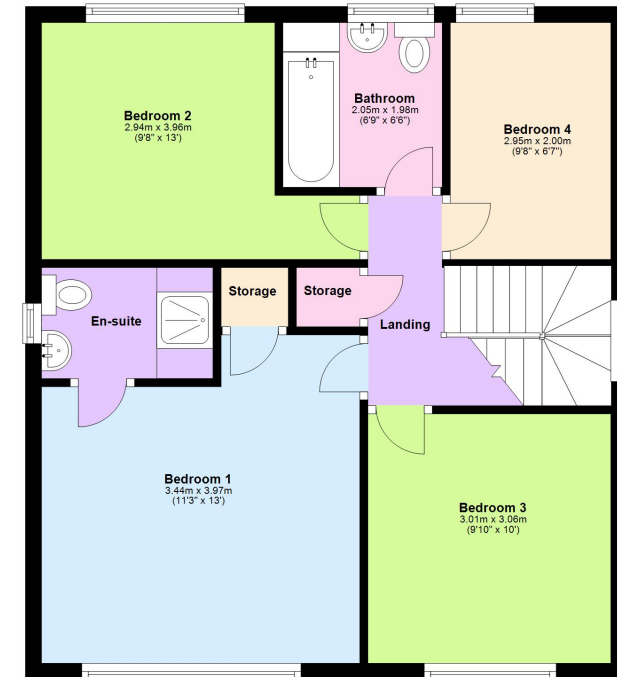
Ground Floor

Approx. 63.6 sq. metres (685.0 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.4 sq. feet)



Total area: approx. 119.9 sq. metres (1290.4 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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Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

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