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Castles

YEW TREE CLOSE  
Eaton Bray, Bedfordshire LU6 2ED



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**£600,000**  
(Freehold)

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Positioned in a popular Cul de Sac, this beautifully maintained four bedroom detached home offers fantastic accommodation and kerb appeal.



This well balanced home offers the perfect opportunity for someone to create a long term, flexible space to suit the modern family. As you enter via the front porch leading into the inviting hallway which creates a welcoming entrance to the property. The accommodation is incredibly flexible with a number of rooms able to be used to suit a number of potential purchasers. To the left hand side is a study / playroom which could be used as an additional bedroom if required, with easy access to the downstairs shower room it could be the perfect space for guests or multi generational living.

To the right, the generously sized sitting room with bay window to the front, leads into the extension which could be dining space or an additional sitting room with patio door onto the garden. The kitchen benefits from a breakfast bar and integrated items.

Upstairs, there are four large bedrooms, the master fitted with a substantial amount of built in wardrobes. The other bedrooms, also generous in terms of space, are all served by a spacious and well-equipped family shower room.

## Specifications

- 4 BEDROOMS
- 3 RECEPTION
- 2 BATHROOMS
- EXTENDED DETACHED
- REFITTED KITCHEN
- DOWNSTAIRS WC & SHOWER ROOM
- GENEROUSLY SIZED THROUGHOUT
- DRIVEWAY PARKING
- QUIET CUL-DE-SAC





The rear southerly facing garden is mainly laid to lawn and the paved patio area is a real suntrap.



#### 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.

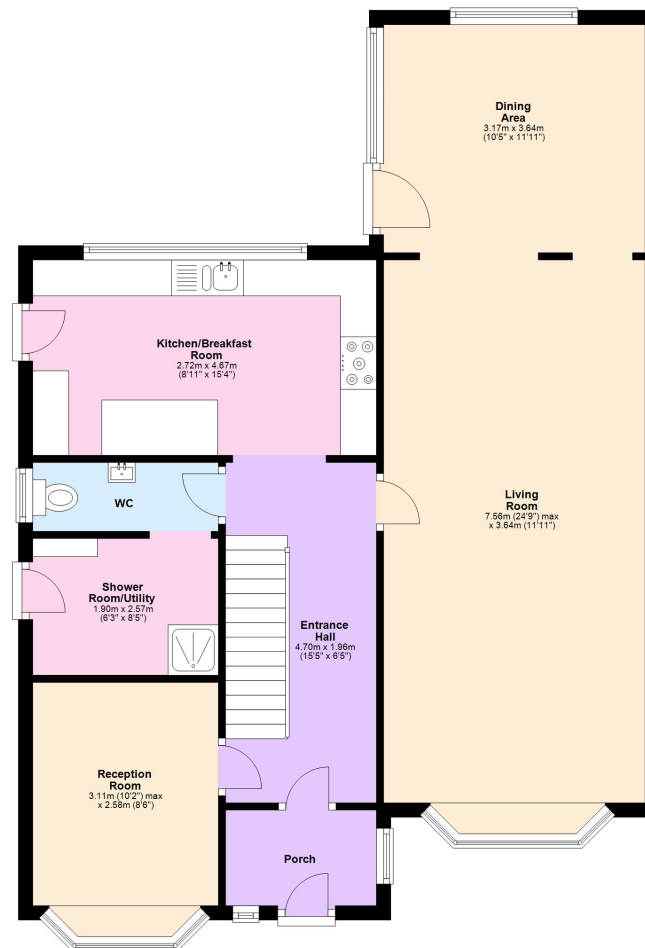
**Tenure:** Freehold

**Council Tax Band:** F

**EPC Rating:** D

**Ground Floor**

Approx. 83.1 sq. metres (894.0 sq. feet)



**First Floor**

Approx. 64.0 sq. metres (689.1 sq. feet)



Total area: approx. 147.1 sq. metres (1583.1 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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