



Castles

COMP GATE  
Eaton Bray, Bedfordshire



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**Guide Price**  
**£525,000**  
(Freehold)

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Situated in a tucked away position this 3 bedroom, extended, detached bungalow is offered to the market with no upper chain.

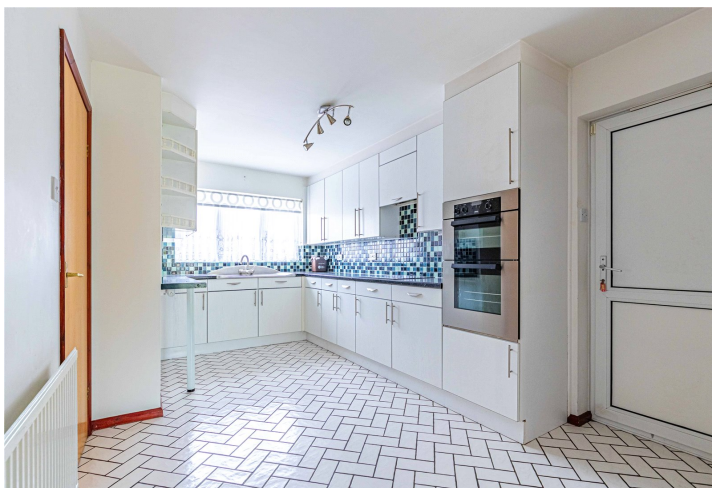


The accommodation comprises kitchen with built in eye level oven, double doors then lead you through to the dining room which could easily be adapted into a kitchen diner. The lounge flows from the dining space with exposed brick fireplace and doors to generous garden room with solid roof allowing use all year round. The property has been adapted to create a utility space between the property and garage with doors to both front and rear. The 3 bedrooms are all to the far side of the property along with a family bathroom and en suite to the master. The property benefits from having a new gas combination boiler (2024) and a new electrical distribution board (2022). To the rear is a flat, easy to maintain private garden. Viewing is highly recommended.

## Specifications

- Extended Bungalow
- Cul De Sac location
- No Upper chain
- 3 Bedrooms
- Generous driveway
- Garage
- New (2024) Gas boiler
- 3 Reception rooms





Externally the property enjoys a spacious frontage with coachman driveway along with garage.



#### 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. 131.8 sq. metres (1418.4 sq. feet)



Total area: approx. 131.8 sq. metres (1418.4 sq. feet)

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

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

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**Bushey**

020 8950 2551

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