



Castles

NORTHALL ROAD
Eaton Bray, Bedfordshire

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**Asking
Price**
£400,000
(Freehold)

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Castles Estate Agents welcome to the market this fabulous three DOUBLE bedroom, two reception, family home that's bursting with space, charm, and endless possibilities.



Step inside and you'll find room to grow, play, and entertain with two spacious reception rooms and plenty of natural light throughout. Outside, things get really exciting. The property boasts a kitchen to the rear, outside brick storage sheds, a DETACHED garage and off-road parking for multiple vehicles.

The expansive rear garden is a true adventure playground, flanked by hedgerows, patio area, extensive lawn and backing onto a delightful copse of trees, perfect for den building, treasure hunts, or even a spot of family camping under the stars. And if that's not enough, you can enjoy glorious views across to 'Ivinghoe Beacon', a truly unique backdrop for your new family memories.

Specifications

- APPROX. 0.30 ACRES
- EXTENSIVE REAR GARDEN
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- VIEWS OVER TO THE IVINGHOE BEACON
- DETACHED GARAGE
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO COMMUTER ROUTES



Perfectly positioned on a generous 0.30 acre plot, this is more than just a house, it's a lifestyle.



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.

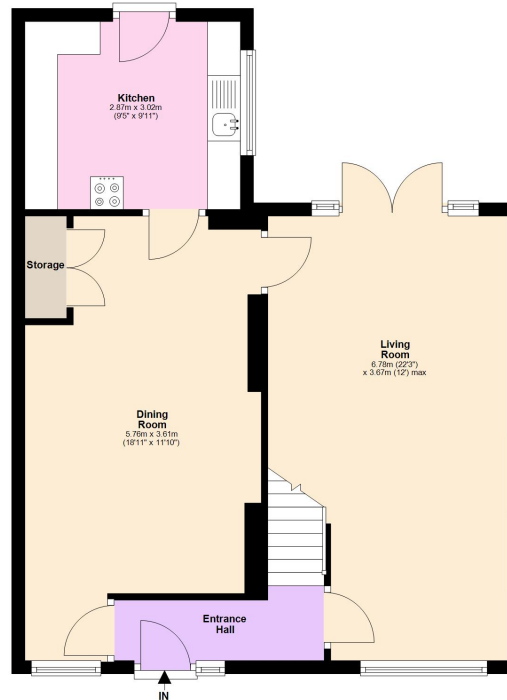
Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

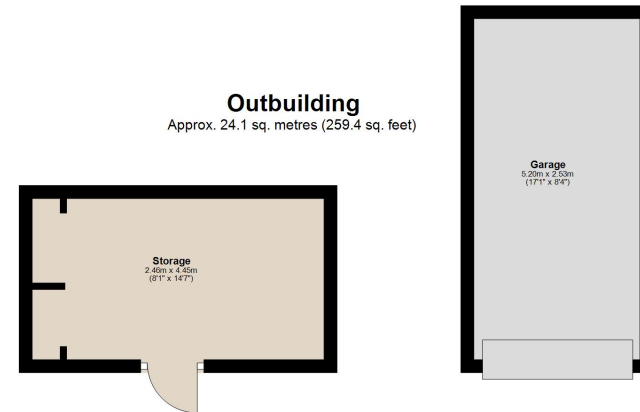
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: D
EPC Rating: C

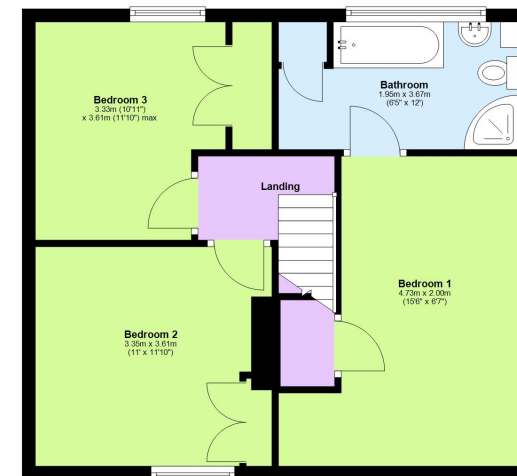
Ground Floor
Approx. 59.1 sq. metres (636.5 sq. feet)



Outbuilding
Approx. 24.1 sq. metres (259.4 sq. feet)



First Floor
Approx. 50.0 sq. metres (538.0 sq. feet)



Total area: approx. 133.2 sq. metres (1433.8 sq. feet)

Berkhamsted
01442 865252
Eaton Bray
01525 220605

Borehamwood
020 8953 2112
Hertford
01992 501511

Boxmoor
01442 233345
Kings Langley
01923 936900

Bushey
020 8950 2551
Radlett
01923 537111



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