



Castles

WIVELSFIELD  
Eaton Bray, Bedfordshire

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**Asking  
Price**  
**£425,000**  
(Freehold)

# Castles



Castles Estate Agents offer for sale this EXTENDED three DOUBLE bedroom family home which has recently been REDECORATED. The property is tucked away at the bottom of a Cul-De-Sac in Eaton bray, located within easy walking distance of the local school.



Entering via the front door, a hallway leads to a light and bright sitting room with patio doors overlooking the well maintained SOUTHERLY FACING garden. The kitchen has been recently improved with new kitchen units & worksurfaces, gas hob and ceramic sink & drainer. The kitchen opens up into the side extension offering a more 'open place feel' as a kitchen family diner and enjoys patio doors leading out onto the courtyard and rear garden beyond. An integral door leads to the garage and there is also a downstairs WC from the entrance hall.

Stairs lead to the first floor accommodation where you will find three DOUBLE bedrooms. The master bedrooms offers views of the garden and all bedrooms are serviced by a shower room.

The SOUTHERLY FACING private garden is mainly laid to lawn with an impressive pond, decking area and patio, with a gate opening to the front. To the front of the property, there is off street parking as well as access to the garage. The spacious garage offers light, power and an electric door.

### Specifications

- EXTENDED FAMILY HOME
- SOUTHERLY FACING GARDEN
- GARAGE WITH ELECTRIC DOOR
- REDECORATED
- RECENTLY REFURBISH KITCHEN
- THREE DOUBLE BEDROOMS
- CUL-DE-SAC LOCATION
- OFF STREET PARKING
- TWO RECEPTION ROOMS



Viewing this property is highly recommended to fully appreciate the size and privacy of the garden.



#### 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: D**

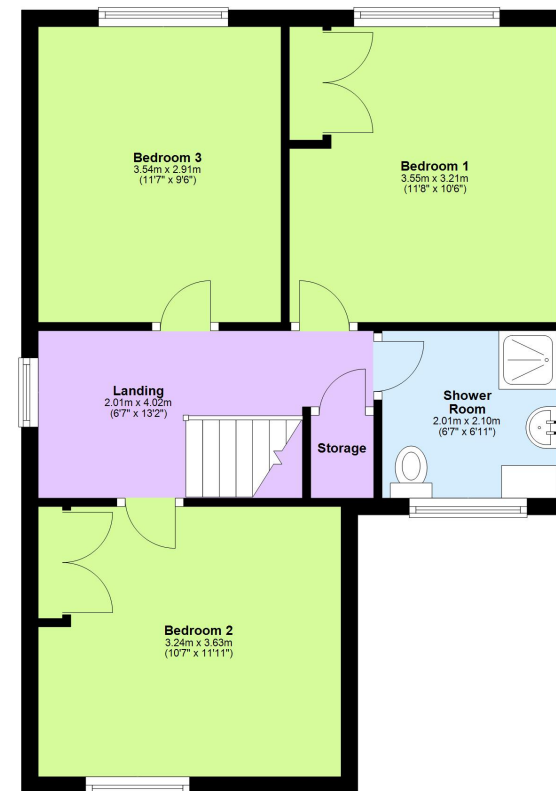
**Ground Floor**

Approx. 68.3 sq. metres (735.5 sq. feet)



**First Floor**

Approx. 47.2 sq. metres (508.1 sq. feet)



**Total area: approx. 115.5 sq. metres (1243.7 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**

01923 936900

**Bushey**

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**Radlett**

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