



Castles

LORDS MEAD
Eaton Bray, Bedfordshire

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**Asking
Price**
£400,000
(Freehold)

Castles



Castles Estate Agents are pleased to offer for sale this well-proportioned three DOUBLE bedroom family home, set in a rarely available position at the base of a peaceful CUL-DE-SAC in the sought-after village of Eaton Bray, within easy walking distance of local amenities.



The accommodation is thoughtfully arranged and includes a welcoming entrance hallway, a recently REFURBISHED kitchen, a spacious living/dining room, a light-filled conservatory, a versatile playroom which could also work well as a home office and a convenient downstairs W/C. Upstairs, the master bedroom benefits from a refurbished EN-SUITE shower room, complemented by two further bedrooms and the family bathroom.

Additional benefits include a MEGAFLOW PRESSURISED hot water system providing excellent water pressure throughout the home, as well as a BOARDED LOFT with fitted ladder, offering valuable storage space.

Externally, there is driveway parking to the front and a low-maintenance private rear garden, ideal for entertaining or relaxing. The front of the property has also been tastefully RE-RENDERED enhancing its kerb appeal.

Specifications

- CUL-DE-SAC
- DOUBLE BEDROOMS
- WALKING DISTANCE TO AMENITIES
- VILLAGE LOCATION
- REFURBISHED KITCHEN
- MEGAFLOW PRESSURISED SYSTEM
- RE-RENDERED TO THE FRONT
- REFURBISHED EN-SUITE SHOWER ROOM



This superb home combines modern finishes with practical family living, all within the delightful setting of Eaton Bray.



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.

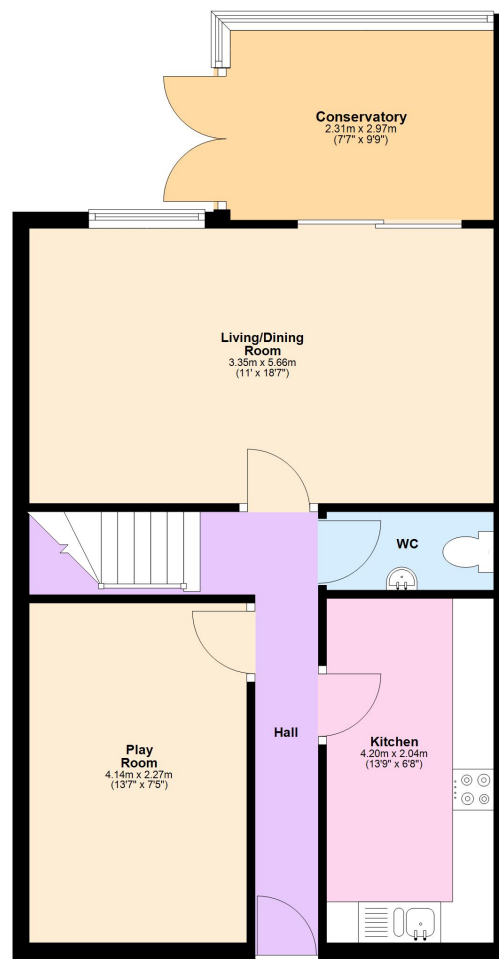
Tenure: Freehold

Council Tax Band: D

EPC Rating: C

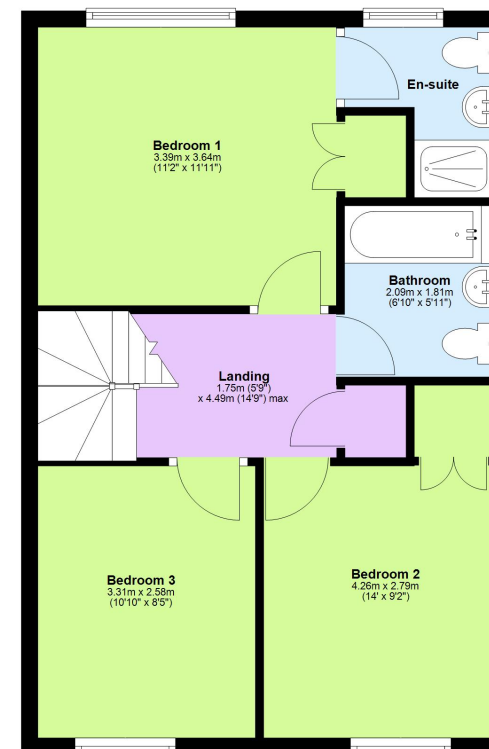
Ground Floor

Approx. 54.4 sq. metres (586.0 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.2 sq. feet)



Total area: approx. 102.3 sq. metres (1101.3 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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