



Castles

WOODSIDE  
Eaton Bray, Bedfordshire



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Asking  
Price  
**£675,000**  
(Freehold)

Castles



Situated in a pretty development this 4 bedroom detached family home is offered to the market with no upper chain.



Having been lovingly updated by the current owners this well presented home perfectly blends independent space with bright sociable areas.

Downstairs the accommodation comprises lounge with exposed brick feature fireplace, from the lounge you enter the dining room via a double opening which in turn has double doors leading to the refitted kitchen offering the opportunity to create larger spaces when required. The ground floor also benefits from conservatory, utility room, office which could be used as a ground floor bedroom if required and W.C.

Upstairs the well proportioned accommodation comprises with 4 bedrooms, walk in shower room to the main bedroom and family bathroom.

## Specifications

- NO UPPER CHAIN
- CUL-DE-SAC
- FOUR RECEPTION ROOMS
- KITCHEN/DINER WITH ISLAND
- EN-SUITE SHOWER ROOM
- VIEWS OVER TO DUNSTABLE DOWNS
- GARAGE WITH COURTESY DOOR TO GARDEN
- DRIVEWAY PARKING





Externally the property benefits from double garage with electric doors, driveway parking and rear 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.



3 WOODSIDE, EATON BRAY LU6 2RQ

TOTAL FLOOR AREA : 1832 sq.ft. (170.2 sq.m.) approx.

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**Tenure: Freehold**

**Council Tax Band: F**

**EPC Rating: D**

**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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