



Castles

THE NURSERIES
Eaton Bray, Bedfordshire

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Offers IEO
£600,000
(Freehold)

Castles



Castles Estate Agents are pleased to offer for sale this superbly positioned four bedroom DETACHED family home, set back from the road within a prime location in the ever-popular village of Eaton Bray.



This well-presented property has undergone a number of smart and practical upgrades throughout, perfect for buyers looking for a move-in-ready home with real potential to expand, thanks to APPROVED planning permission for a double-width rear extension. Step inside and you'll immediately appreciate how well this home has been cared for. Recent works include replacement double-glazed windows (excluding the rear), NEWLY INSTALLED water tanks, hot water cylinder and pump, all reflecting a commitment to comfort and efficiency. The property has also benefits from a number of interior updates to include new kitchen/cloakroom taps, further loft insulation added, REDECORATION to most rooms and new flooring to the bathrooms. The interior retains a warm, welcoming atmosphere, and the open fireplace (recently swept and ready for use) adds a cozy touch perfect for relaxing evenings. The external drains have also been power flushed, and a series of thoughtful maintenance updates, such as gutter, fascia & soffit cleaning, along with the removal and lowering of overgrown Cypress hedges have enhanced both the kerb appeal and the garden space.

This property doesn't just offer what's already here it offers what could be. With planning permission already in place, you have the opportunity to design and create a stunning rear extension, whether that means a contemporary kitchen-diner, spacious family room, or additional bedrooms and shower room. The property can be further enhance by altering the garage to change of use into a potential annexe (stpp), or if required there is scope for a side extension to the house (stpp).

Specifications

- PLANNING APPROVED FOR DOUBLE WIDTH REAR EXTENSION
- NEW WATER TANK, HOT WATER CYLINDER AND PUMP
- REPLACEMENT DOUBLE GLAZING (Except those to rear due to proposed extension)
- OPEN FIREPLACE
- RECENTLY SWEEPED
- NEW GARDEN SHED & LANDSCAPED HEDGES
- CLOSE TO SCHOOLING



The generous WESTERLY FACING garden has been tidied and refreshed, now featuring a brand new shed, offering practical storage or hobby space.



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.

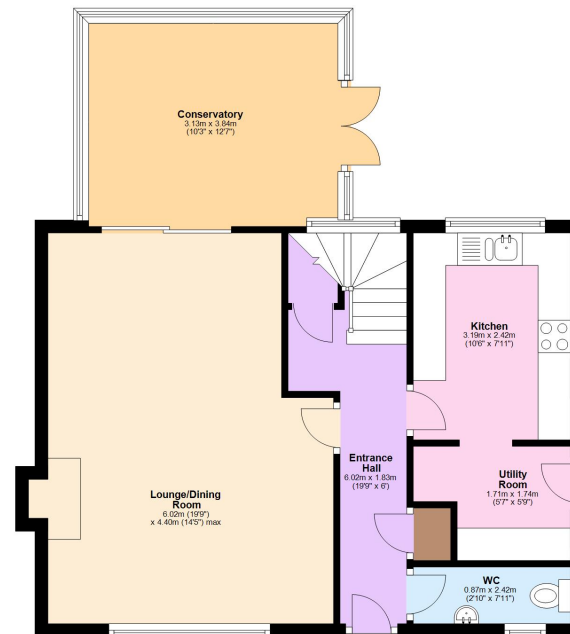
Please Note:

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

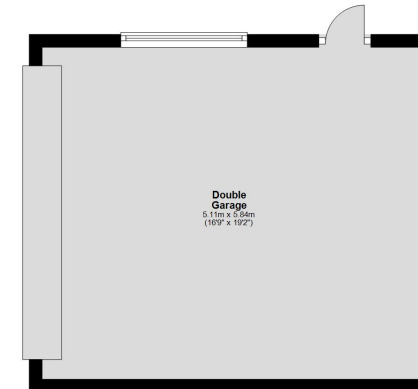
All measurements are approximate and photographs provided are for guidance only.

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

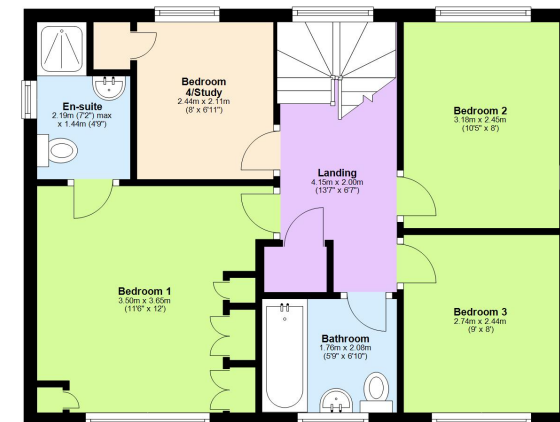
Ground Floor
Approx. 60.8 sq. metres (654.1 sq. feet)



Outbuilding
Approx. 29.9 sq. metres (321.4 sq. feet)



First Floor
Approx. 48.4 sq. metres (521.2 sq. feet)



Total area: approx. 139.0 sq. metres (1496.7 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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