



Castles

THE NURSERIES
Eaton Bray, Bedfordshire

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Asking
Price
£365,000
(Freehold)

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Castles Estate Agents offer for sale this spacious three bedroom family home set over three floors, benefiting from a conservatory to the rear, loft room and garage in a block.



Set at the end of a CUL-DE-SAC within the ever-popular village of Eaton Bray. This delightful home offers a fantastic opportunity for residential buyers and Investment buyers seeking a well-located & versatile property in a quiet setting, advertised for sale with no upper chain.

The accommodation includes a light-filled conservatory overlooking the rear garden which is an ideal space for a morning coffee, reading, or entertaining and a loft room that provides flexible additional space, perfect for a home office, playroom or occasional guest room. A garage in a nearby block offers secure parking or handy storage.

Eaton Bray is a thriving Bedfordshire village surrounded by beautiful countryside, with a strong sense of community and a range of local amenities including a village store, post office, pub, and a highly regarded primary school. Just a short drive away, nearby towns such as Dunstable, Leighton Buzzard, and Tring offer further shopping, dining, and leisure options.

Excellent transport links make this an ideal location for commuters: Leighton Buzzard and Tring train stations offer fast and direct services into London Euston, whilst the nearby A5, M1 (Junction 11a) and A505, provide convenient road access to Luton, Milton Keynes, and beyond.

Specifications

- NO UPPER CHAIN
- CUL-DE-SAC
- LOFT HOBBIES ROOM
- CONSERVATORY
- GARAGE & PARKING
- OVER THREE FLOORS OF ACCOMMODATION
- THE NURSERIES
- FAMILY BATHROOM
- CLOSE TO AMENITIES



With its quiet location, practical features, and great potential, this is a must-see property for buyers looking to settle in this well-connected and welcoming village.



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.

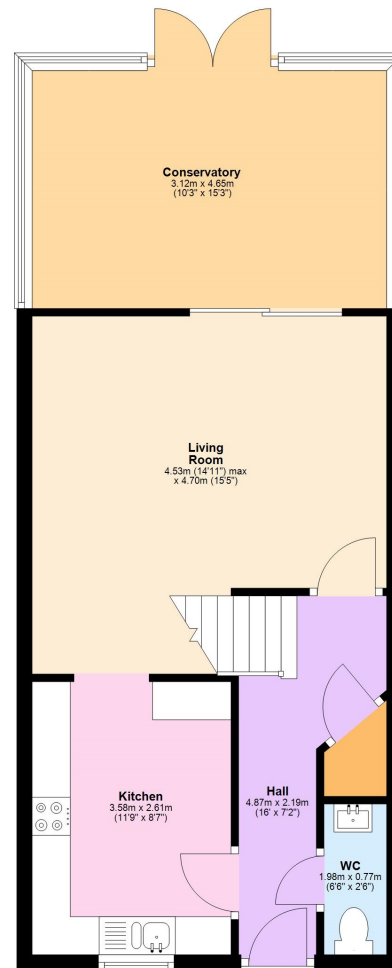
Tenure: Freehold

Council Tax Band: D

EPC Rating: D

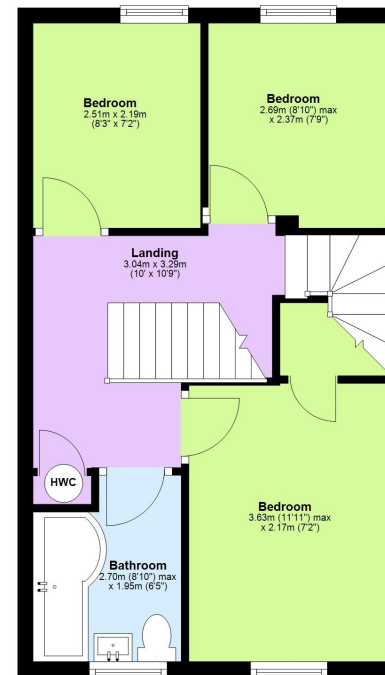
Ground Floor

Approx. 53.2 sq. metres (573.1 sq. feet)



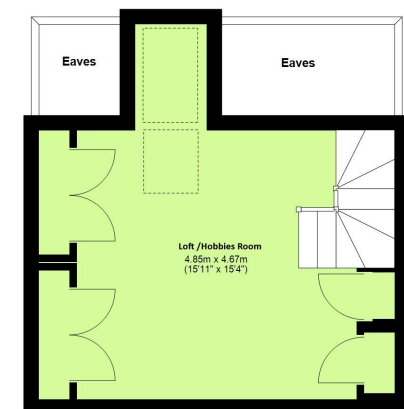
First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



Second Floor

Approx. 17.6 sq. metres (189.5 sq. feet)



Total area: approx. 111.0 sq. metres (1194.8 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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