



Castles

CHURCH LANE
Eaton Bray, Bedfordshire

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**Asking
Price**
£550,000
(Freehold)

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Situated in a highly sought-after non-through road in the heart of Eaton Bray, Castles Estate Agents presents this rare opportunity to acquire a well-proportioned, EXTENDED two bedroom DETACHED bungalow with excellent potential.



The property is being offered to the market with NO UPPER CHAIN, making it an attractive choice for those looking for a smooth and swift transaction. Inside, the accommodation is both practical and versatile. The current layout features two DOUBLE bedrooms, a spacious living area, conservatory to the rear and a FIVE PIECE bathroom suite. The extension enhances the living space and provides flexibility for a variety of uses, whether as an additional reception area, dining space, or home office.

Externally, the property is equally appealing with a driveway to the front providing ample off-road parking, leading to a DETACHED garage at the rear. The rear garden is a particular highlight, featuring a charming wood pergola, established trees, hedgerows and borders, with the remainder lawned, creating a private and inviting outdoor retreat.

In summary, Church Lane is a well positioned detached bungalow with lots of potential, ideal for downsizers, small families, or those seeking a project to create their dream home.

Specifications

- NO UPPER CHAIN
- DETACHED GARAGE
- EXTENDED TO THE REAR
- POPULAR LOCATION
- DRIVEWAY PARKING
- KITCHEN / DINER
- CONSERVATORY
- GENEROUS REAR GARDEN



The bungalow itself sits on a generous plot, offering plenty of scope for further extension (subject to planning permission)



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.

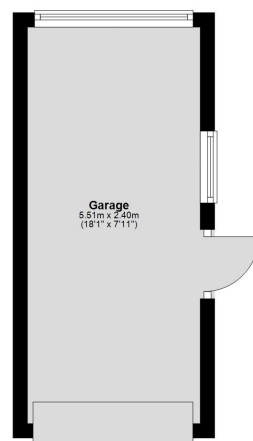
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: E

EPC Rating: C

Outbuilding
Approx. 13.2 sq. metres (142.5 sq. feet)



Ground Floor
Approx. 102.4 sq. metres (1102.2 sq. feet)



Total area: approx. 115.6 sq. metres (1244.7 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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