



Castles

DAMSON WAY
Edlesborough, Buckinghamshire

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Guide Price
£550,000
(Freehold)

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Castles Estate Agents are pleased to offer for sale this spacious four bedroom SEMI-DETACHED family home, positioned towards the end of a no-through road location, close to open green space and Edlesborough surgery.



Spread over three floors the spacious accommodation offers a fantastic setting & is the perfect blend between style and modern living. Stepping into the light-filled entrance hall, where the stairs rise to the first floor conveniently located off the hallway, you'll find a downstairs toilet and a large storage cupboard, and doors to the lounge and kitchen. The generous lounge greets you with its inviting ambiance and features a delightful bay window, flooding the room with natural light. The L-shaped kitchen diner at the rear, boasts modern fixtures & fittings, GRANITE kitchen surfaces, built-in oven & hob, INTEGRATED fridge freezer and dishwasher. FRENCH DOORS open to the garden, allowing for seamless indoor-outdoor living. Adjacent to the kitchen, a utility room awaits, complete with sink & space for washing machine and tumble dryer. A convenient door leads to the side of the property, providing access to the driveway and garage. On the first floor, you'll discover the family bathroom conveniently equipped with a four piece suite, including shower, separate bath and a wall-mounted heated towel rail. Bedrooms two to four can also be found on this floor, the second is a generous DOUBLE, the third bedroom also offers great size & space, while the fourth is the perfect room for a small child or a well-placed office space. Ascending to the top floor, you'll find a bedroom with FITTED WARDROBES and far-reaching views. This room is enhanced by an EN-SUITE shower room featuring a Velux window. To the front, the wide driveway provides parking for two vehicles and gives access to the garage.

Specifications

- FOUR-BED SEMI-DETACHED OVER THREE FLOORS
- MASTER SUITE WITH ENSUITE ON TOP FLOOR
- THREE GOOD SIZED BEDROOMS WITH FAMILY BATHROOM ON FIRST FLOOR
- MODERN KITCHEN DINER WITH ACCESS TO GARDEN
- DOWNSTAIRS WC
- OFF-ROAD PARKING FOR TWO VEHICLES PLUS GARAGE



The rear private garden surprises you with a larger-than-expected grassed space and patio area.



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.

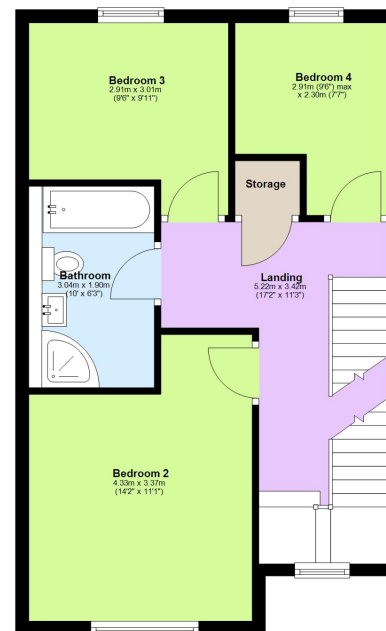
Ground Floor

Approx. 67.5 sq. metres (726.5 sq. feet)



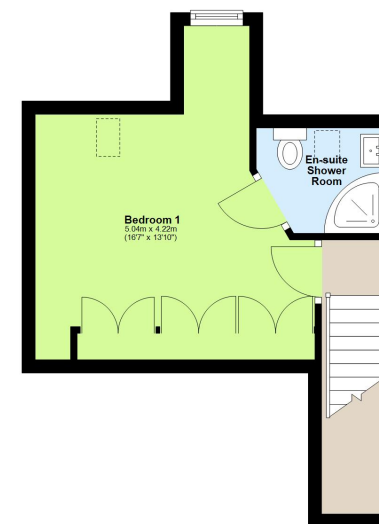
First Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



Second Floor

Approx. 22.7 sq. metres (244.6 sq. feet)



Tenure: Freehold

Council Tax Band: E

EPC Rating: B

Total area: approx. 137.5 sq. metres (1479.8 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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