



Castles

TOTTERNHOE ROAD
Eaton Bray, Bedfordshire

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**Asking
Price**
£450,000
(Freehold)

Castles



Castles Estate Agents welcome to the market this charming three bedroom SEMI-DETACHED home, sitting proudly on a generous corner plot in the ever popular village of Eaton Bray.



This property beautifully blends modern upgrades with exciting future potential. From the moment you arrive, the spacious frontage & gravel driveway make a striking first impression, while the well-tended front garden, complete with a magnificent Monkey Puzzle tree, adds a touch of character and charm. Step inside to discover a home that's full of energy and light, thoughtfully improved throughout with a contemporary flair. The heart of the home is a stylish open-plan living space, where the sitting room seamlessly flows into the dining area and sleek, modern kitchen. It's a perfect setup for entertaining, relaxed family life, or simply soaking up the sunshine streaming through the large patio doors. Every detail has been considered, from the recently installed UPVC double-glazed windows and fascias, woodblock worksurfaces in the kitchen, WORCESTER GAS BOILER, to the modern bath and shower room with UNDERFLOOR HEATING. Practicality is also a star feature here, with a separate laundry room, DOWNSTAIRS WC, utility room and a handy boot room, all thoughtfully laid out to make busy family life that little bit easier. There's even additional storage in the insulated, boarded loft spaces so no shortage of room to tuck things away. Outside, the WESTERLEY facing rear garden is a real treat, sun drenched and wonderfully private, stretching around 60ft with lawns, borders and a perfect patio for those long summer evenings. It's a space made for BBQs, children's play, or simply unwinding with a good book. For the green-fingered, the garden is brimming with potential, and for those with grander plans, the plot offers exciting scope for future expansion (subject to planning permission).

Specifications

- CORNER PLOT
- OFF ROAD PARKING
- WORCESTER GAS BOILER
- UTILITY ROOM
- DOWNSTAIRS WC
- MODERN BATHROOM WITH UNDERFLOOR HEATING
- CLOSE TO VILLAGE CENTRE
- EASY REACH OF AMENITIES



A fabulous blend of village charm, modern living, and plenty of space inside and out.



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.

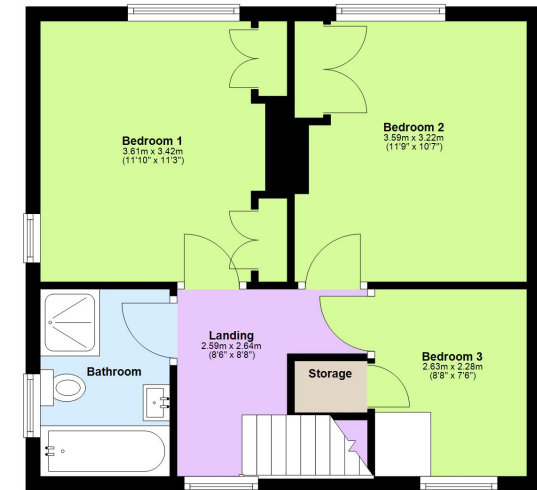
Ground Floor

Approx. 61.2 sq. metres (658.6 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Tenure: Freehold

Council Tax Band: C

EPC Rating: C

Total area: approx. 104.0 sq. metres (1119.6 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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