



Castles

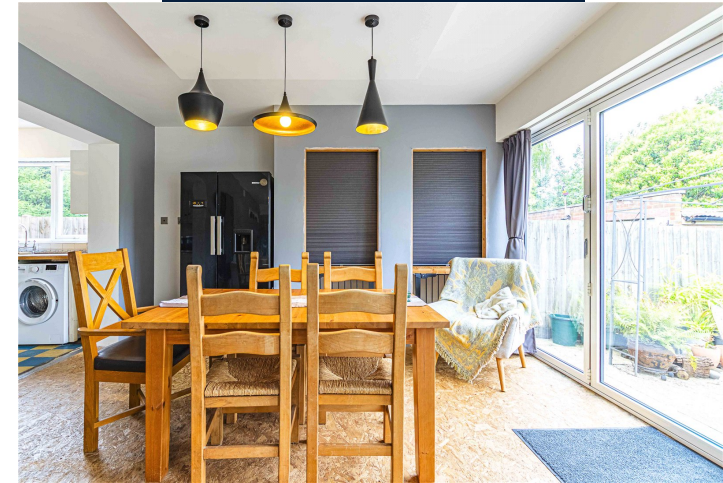
MOOR END
Eaton Bray, Bedfordshire

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Asking
Price
£595,000
(Freehold)

Castles



Castles Estate Agents offer for sale this EXTENDED three DOUBLE bedroom DETACHED bungalow, offering a unique blend of charm, comfort, and space. Perfectly positioned in the sought after village of Eaton Bray, this home delivers both tranquillity and convenience in equal measure.



Step inside and be immediately drawn to the show-stopping 32ft wide lounge, a light filled haven featuring warm wood flooring, a cosy wood burner, and bi-fold doors that open seamlessly onto the rear garden. Whether it's a relaxed evening by the fire or entertaining friends with the doors thrown wide open, this is a room made for memorable moments. The stylish kitchen, conveniently located just off the lounge, offers easy flow for cooking and dining. From the welcoming porch & hallway, you'll find three generous DOUBLE bedrooms and a well-appointed family bathroom, ensuring ample space for family, guests, or working from home. Subject to planning there is potential to extend into the loft space and side of the property.

Outside, the property truly shines. The extensive driveway to the front provides parking for several vehicles, making life simple for households with multiple cars or visiting guests. The established rear garden is a private sanctuary, with mature shrubs, thoughtfully planted areas, a wide patio wraps to the side and connects to the front, offering multiple spaces to relax and entertain, while a charming pergola adds a touch of elegance.

****Under the Estate Agents Act 1979 we are obligated to advise any potential purchasers that the person selling this property is a connected person to Castles Estate Agents.****

Specifications

- THREE DOUBLE BEDROOMS
- DRIVEWAY FOR SEVERAL VEHICLES
- EXTENDED BUNGALOW
- APPROX 32ft LOUNGE TO REAR
- ESTABLISHED GARDEN
- CLOSE TO AMENITIES
- COMMUTER ROUTES
- WALKING DISTANCE TO SCHOOLING
- POTENTIAL TO EXTEND FURTHER (stpp)



This spacious family home isn't just a property, it's a lifestyle. A home where indoor comfort meets outdoor beauty, all in a prime village setting.



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



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Eaton Bray
01525 220605

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