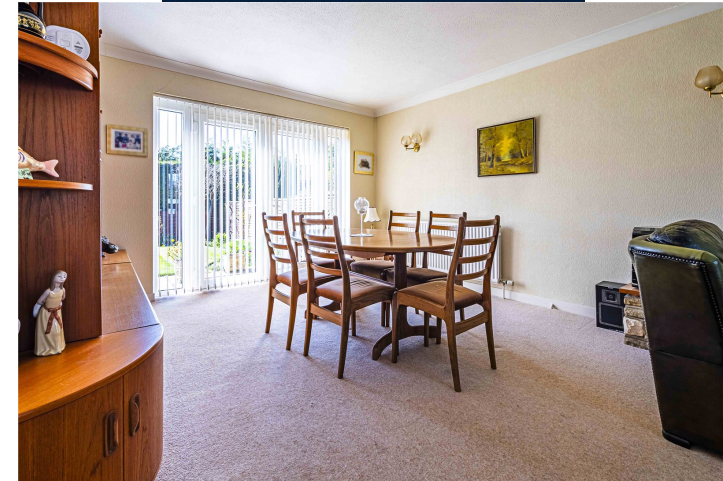**Castles**

YEW TREE CLOSE
Eaton Bray, Dunstable, Beds LU6 2ED

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Eaton Bray, Dunstable, Beds LU6 2ED

Guide Price
£550,000
(Freehold)

Castles

A four-bedroom DETACHED family home, located in a CUL-DE-SAC within the sought-after village of Eaton Bray,

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Offering a wealth of flexible living space. The property is within easy reach of local amenities, commuter routes and is advertised for sale with NO UPPER CHAIN.

The downstairs accommodation offers a central entrance hall leading into the kitchen with views out to the private rear garden, a DUAL-ASPECT lounge/diner with a bright and airy atmosphere, enhanced by patio doors leading out to the rear of the property. The ground floor is completed by a convenient downstairs WC.

Upstairs, the landing branches off into four bedrooms, serviced by a FOUR-PIECE family bathroom. The master bedroom features a fitted wardrobe spanning the length of the room, whilst still leaving ample space for additional furniture. Bedrooms two & three are double sized with rear aspects, whilst the fourth bedroom occupies a front aspect.

Side access makes the outdoor space even more practical, whilst to the front, the property offers driveway parking Infront of the garage and a well-maintained front lawn.

Specifications
• NO UPPER CHAIN!
• 4 BED DETACHED
• DUAL ASPECT LOUNGE/DINER
• 4-PIECE FAMILY BATHROOM
• DRIVEWAY PARKING
• GARAGE
• PRIVATE REAR GARDEN
• CUL-DE-SAC
• GOOD COMMUTER ROUTES WITHIN REACH
• WALKING DISTANCE OF AMENITIES

The rear garden features a manicured lawn and an inviting patio area, with plenty of space for outdoor living and entertaining.

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.

Ground Floor
Approx. 71.5 sq. metres (769.6 sq. feet)
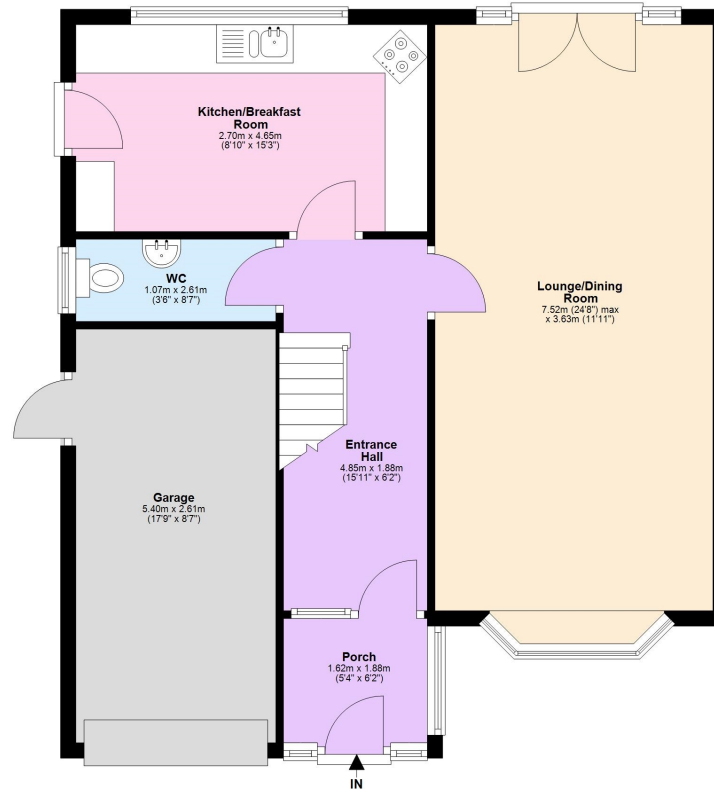
First Floor
Approx. 63.7 sq. metres (685.4 sq. feet)

Kitchen/Breakfast Room
2.70m x 4.65m
(8'10" x 15'3")

WC
1.07m x 2.61m
(3'6" x 8'7")

Lounge/Dining Room
7.52m (24'8") max
x 3.63m (11'11")

Garage
5.40m x 2.61m
(17'9" x 8'7")

Entrance Hall
4.85m x 1.88m
(15'11" x 6'2")

Porch
1.62m x 1.88m
(5'4" x 6'2")

IN

Bedroom 3
2.40m x 4.55m
(7'10" x 14'11")

Bedroom 2
3.51m x 3.78m
(11'6" x 12'5")

Bathroom
2.23m x 2.61m
(7'4" x 8'7")

Landing
5.05m x 1.85m
(16'7" x 6'1")

Bedroom 1
3.94m x 3.78m
(12'11" x 12'5")

Bedroom 4
2.72m x 2.61m
(8'11" x 8'7")

Tenure: Freehold

Council Tax Band: F

EPC Rating: D

Total area: approx. 135.2 sq. metres (1455.0 sq. feet)

Berkhamsted
01442 865252

Borehamwood
020 8953 2112

Boxmoor
01442 233345

Bushey
020 8950 2551

Eaton Bray
01525 220605

Hertford
01992 501511

Kings Langley
01923 936900

Radlett
01923 537111

The Property Ombudsman

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Castles

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