



High Street, Eaton Bray, LU6 2DP
Asking price £500,000

Sears & Co
estate & letting agents

This delightful, four bedroom period property situated on the High Street in Eaton Bray is believed to date back to around 1870 and was utilised as the village bakery, this home has been significantly extended and now offers in excess of 1900 SQFT of accommodation.

The layout comprises an entrance/breakfast area, kitchen, impressive 30FT living room, spacious dining room, 18FT family room, utility room, principal bedroom with en suite, three further bedrooms, a refitted family bathroom and a useful store room.

Externally the property further benefits from a resin bonded driveway which wraps to the side of the property providing parking and a mature garden with a number of outbuildings. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.



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Double Glazed Entry Door

Breakfast Area

Double glazed window. Wood effect flooring. Pantry. Store cupboard housing the central heating boiler. Recessed down lighting. Access to the inner hallway. Open plan with a step down to the kitchen.

Kitchen

Double glazed window. Internal window. Fitted with a range of eye and base level units with work surfaces over. One and half bowl sink and drainer unit with mixer tap. Two integrated ovens, gas hob and extractor over. Space for a dishwasher and free standing fridge/freezer. Tiling to splash back areas. Tiled flooring.

Recessed down lighting. Access to the living room.

Living Room

Double glazed window. Built in bookcases/media storage. Open fire. Recessed down lighting. Three radiators. Archway to the inner hallway. Open plan to the dining area.

Dining Room

Three double glazed windows to the side aspect and one to the front aspect. Wood effect flooring. Radiator.

Inner Hallway

Stairs leading to the first floor accommodation with an under stairs storage cupboard. Access to the family room.

Family Room

Double glazed door to the rear aspect leading to the garden. Two double glazed windows. Radiator. Fire place. Access to the utility room.

Utility Room

Double glazed window. Fitted with an eye and base level unit with a roll top work surface over. Stainless steel sink and drainer unit with mixer tap. Space for a free standing washing machine and tumble dryer. Radiator. Vinyl style flooring.

First Floor Landing

Double glazed window. Access to all bedrooms, family bathroom and the store room.

Principal Bedroom

Full length double glazed window. Radiator. Access to the en suite.

En Suite

Double glazed window. Fitted with a four piece

suite to include a shower enclosure with electric shower, corner bath, pedestal wash hand basin and a low level w/c. Tile effect flooring. Partially tiled walls. Radiator.

Store Room

Lighting.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Radiator. Fitted with a three piece suite to include a shower bath, pedestal wash hand basin and a low level w/c. Partially tiled walls. Tile effect flooring.

To The Front/Side

An area of frontage laid with resin bonding extending and widening to the side of the property providing parking. Additional area of hard standing. Access to the entrance door. Access to the garden.

To The Rear

A private garden arranged with areas of patio, lawn and mature planting enclosed by a mixture of brick walls, timber fencing and hedging. A range of timber outbuildings providing storage. Outside tap.







The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		