



Cantilupe Close, Eaton Bray, LU6 2EA
Asking price £525,000

Sears & Co
estate & letting agents

AN EXTENDED and WELL PRESENTED four bedroom link detached family home situated in this rarely available position on Cantilupe Close, Eaton Bray, LU6.

Accommodation comprises an entrance hallway, w/c, RECENTLY RENOVATED kitchen and dining area, utility area, family area, living room, principal bedroom with EN SUITE shower room, three further WELL PROPORTIONED bedrooms and a REFITTED family bathroom.

Externally the property further benefits from DRIVEWAY PARKING, garage, private LOW MAINTENANCE rear garden and useful HOME OFFICE/GARDEN ROOM. Council tax band E. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.



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Front Door

Entrance Hallway

Two double glazed windows. Radiator. Karndean flooring. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access into the kitchen, living room and w/c.

W/C

Double glazed window. Radiator. Tile effect flooring. Free standing wash hand basin and a low level w/c.

Living Room

Double glazed window. Double glazed double doors leading to the rear garden. Recessed down lighting. Radiator.

Kitchen/Dining Area

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven. Integrated induction hob with extractor over. Integrated dishwasher. Space for

a freestanding fridge freezer. One and a half ceramic sink with drainer unit and mixer tap. Tiling to splash back areas. Karndean flooring. Archway into the family area. Archway into the utility area.

Utility Area

Double glazed window. Double glazed door leading to the side access. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding washing machine and tumble dryer. Ceramic sink with drainer unit and mixer tap. Tiling to splash back areas. 'Worcester' boiler. Radiator. Karndean flooring.

Family Area

Double glazed window. Double glazed double doors leading to the garden. Recessed down lighting. Karndean flooring.

First Floor Landing

Double glazed window. Access into all rooms. Two storage cupboards. Radiator. Access into the loft.

Principal Bedroom

Two double glazed windows. Built in wardrobes. Tile effect flooring. Radiator.

En Suite

Double glazed window. Fitted with a three piece suite to include a shower enclosure with glass screen, freestanding wash hand basin and a low level w/c. Tiled walls. Tile effect flooring. Chrome heated towel rail.

Bedroom Two

Double glazed window. Radiator.

Bedroom Three

Double glazed window. Radiator.

Bedroom Four

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece white suite to include a panel inclosed bath, pedestal wash hand basin and a low level w/c. Tiled walls. Tile effect flooring. Chrome heated towel rail.

To The Rear

A private garden arranged with areas of artificial lawn, patio and block paving. Outdoor socket. Outdoor lights. Enclosed by timber panel fencing. Gated side access.

Home Office/Garden Room

Two double glazed windows. Two double glazed double doors. Under flooring heating. Wood effect flooring. Recessed down lighting.

To The Front

An area of hardstanding providing driveway parking. Outdoor light. Gated side access.

Garage

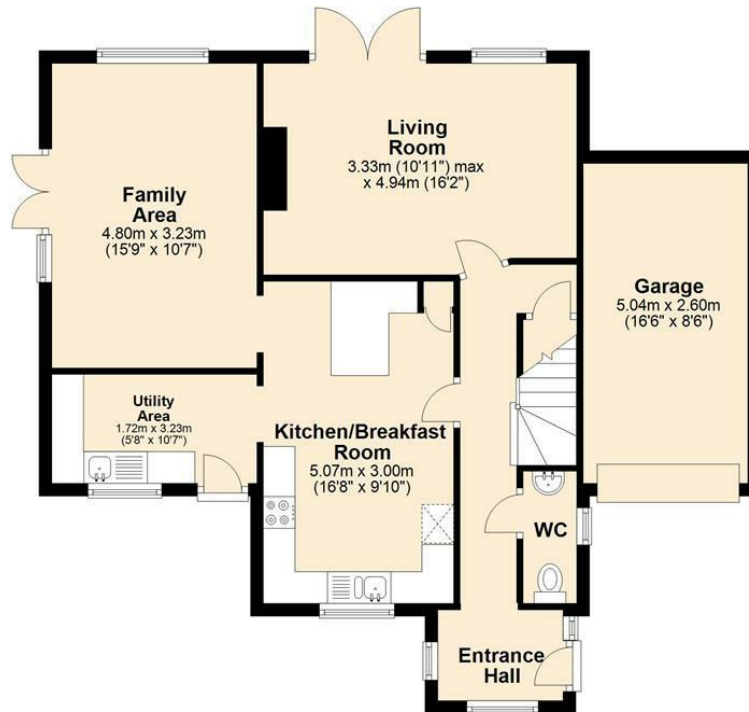
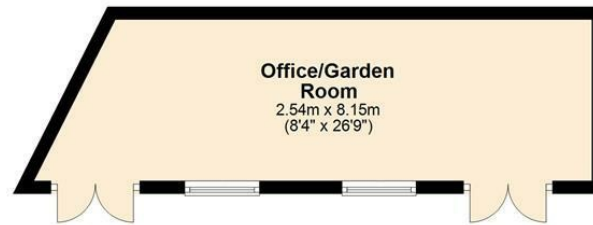
Accessed from the front via an electric up and over door. Power and lighting.





Ground Floor

Approx. 101.3 sq. metres (1090.7 sq. feet)

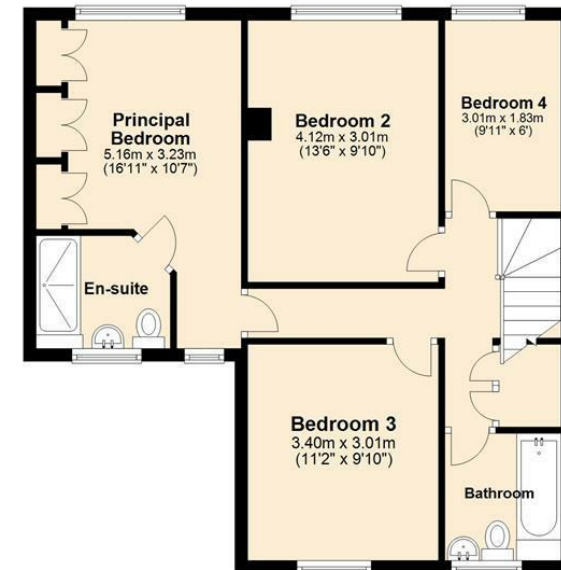


Total area: approx. 160.5 sq. metres (1728.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

First Floor

Approx. 59.2 sq. metres (637.2 sq. feet)



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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	83 B