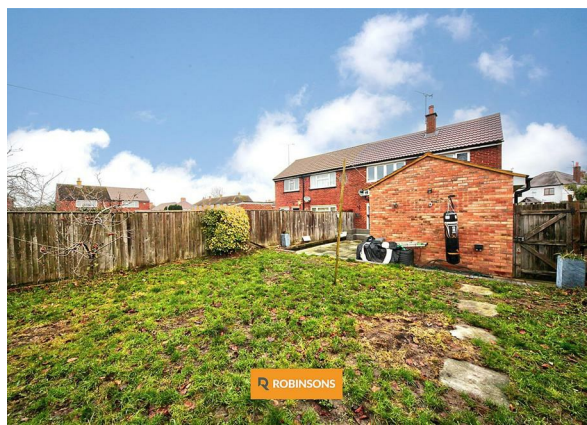
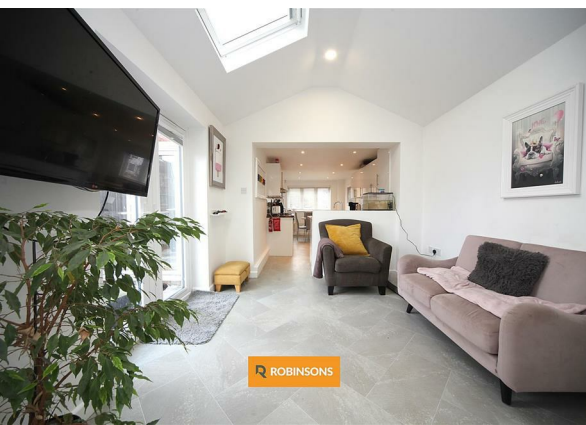
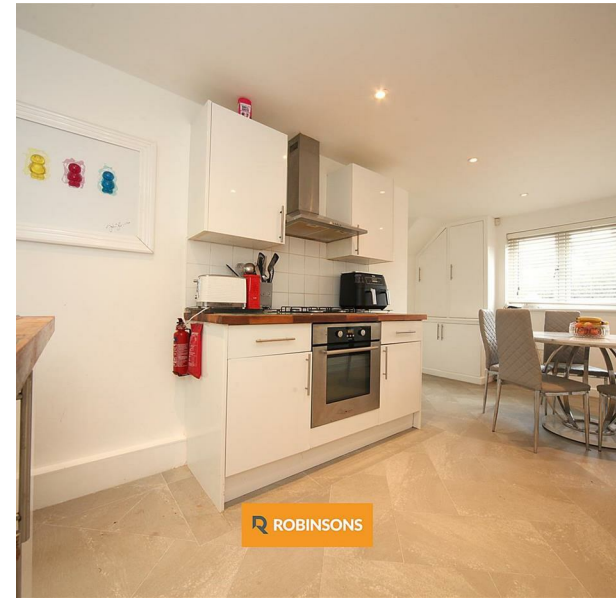


132 High Street, Eaton Bray, LU6 2DP  
Asking Price £400,000

**ROBINSONS**





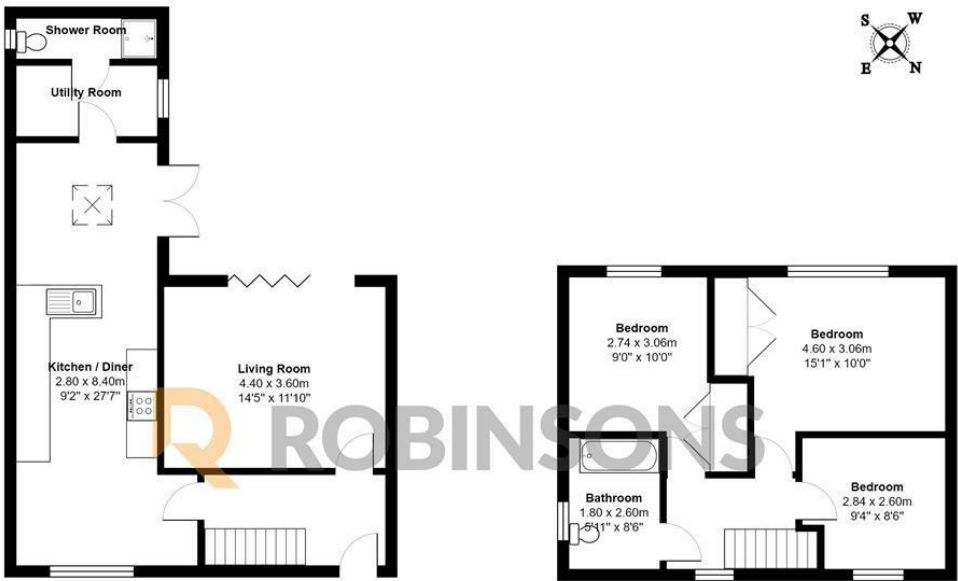
GENEROUSLY PROPORTIONED THREE-BEDROOM SEMI-DETACHED HOME FEATURING A STYLISH OPEN-PLAN KITCHEN-DINER, A LARGE REAR GARDEN AND OUTSTANDING POTENTIAL TO EXTEND FURTHER OR CREATE A SELF-CONTAINED ANNEXE, ALL SET WITHIN THE HIGHLY SOUGHT-AFTER VILLAGE OF EATON BRAY.

This attractive three-bedroom semi-detached home has been extended at the rear to create a bright, open-plan living and dining space that works beautifully for modern family life. A separate front living room adds a cosy retreat, offering a calm spot to relax away from the main hub of the home.

A useful downstairs utility room and WC bring welcome practicality, while upstairs three well-proportioned bedrooms provide comfortable space for family, guests or a dedicated home office.

The rear garden is private and easy to maintain, offering a pleasant setting for outdoor dining or simply unwinding. Positioned in the heart of Eaton Bray, the property is perfectly placed for village amenities and scenic countryside walks.

Eaton Bray Academy is within walking distance, with a good choice of well-regarded primary and secondary schools in Edlesborough, Leighton Buzzard and Aylesbury close by. Leighton Buzzard station offers fast services into London Euston, with easy access to the A5, M1 and surrounding market towns.



Total Area: 99.0 m² ... 1066 ft²

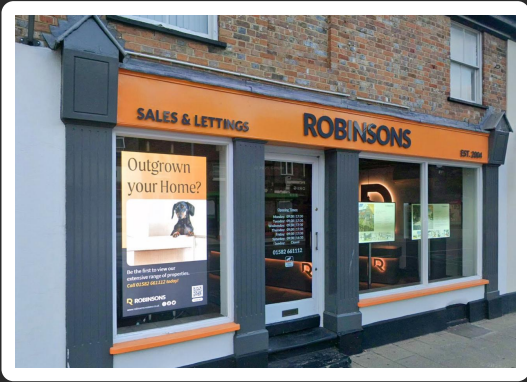
Floorplan produced by Woodside Photography  
Floorplan is for illustration purposes only and all measurements are approximate



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC