



6 Eaton Park, Eaton Bray LU6 2SR  
Guide Price £650,000



This well maintained and newly carpeted FOUR BEDROOM DETACHED property, offers comfortable sized FAMILY ACCOMMODATION and is set in a DESIRABLE LOCATION; a small peaceful close of similarly sized detached houses. yet with easy access to the MANY AMENITIES, school, shops, pub etc. that this popular BEDFORDSHIRE VILLAGE has to offer. OPEN PLAN, 8MTR, SITTING/DINING ROOM to CONSERVATORY, TWO SHOWER ROOMS (one en-suite) plus CLOAKROOM, well laid out KITCHEN BREAKFAST ROOM with separate LAUNDRY ROOM plus current PLANNING CONSENT to CONVERT PART of DOUBLE GARAGE TO FAMILY/TV ROOM. Well stocked REAR GARDEN with PATIO & ORNAMENTAL POND and to the front ample DRIVEWAY PARKING and GARAGING.

#### Ground Floor

##### Entrance Lobby & Hallway

Upvc glazed door into enclosed lobby with courtesy lighting and ceramic tiled floor. Main entrance door leading into hallway. Staircase to first floor. Overhead light point. Newly fitted carpet. Radiator.

##### Sitting Room

Bay window to front aspect. Feature brick built fireplace and tiled hearth with flame, effect, electric stove. Gas point. Newly fitted carpet. Coved ceiling with two overhead light points, TV point and radiator. Open plan to Dining Room.

##### Dining Room

Coved ceiling and overhead light point. Newly fitted carpet. Radiator. Door to Conservatory.

##### Conservatory

Upvc construction on a brick base with domed polycarbonate roof, opening windows and french doors to the rear garden. Ceramic tiled flooring. Fitted blinds. Two radiators.

##### Kitchen/Breakfast Room

Fitted with a range of base and wall mounted, units with complementary roll top work surfaces and peninsular breakfast bar. Built in electric double oven and gas hob with overhead

extractor unit. Integrated dishwasher and fridge. One and a half bowl sink unit with single drainer and monobloc mixer tap. Ceramic tiled flooring and glazed wall tiling to splash back areas. Two overhead light points. Window to rear overlooking the garden. Door to Utility Room.

##### Utility Room

Window and glazed door to side. Built in floor and wall mounted units. Work top with stainless steel sink unit, single drainer and mixer tap. Wall mounted 'Worcester Bosch' gas fired boiler serving domestic hot water and central heating system. Plumbing for washing machine. Ceramic tiled floor. Telephone point. Overhead light point. Door to Laundry Room.

##### Laundry Room

Built in floor and wall mounted units with roll edge work top. Space for dryer and fridge freezer. Fitted carpet. Overhead light point.

##### Cloakroom

Fully tiled and fitted with a two piece suite comprising WC and wash hand basin. Ceramic tiled flooring. Overhead light point and extractor fan. Radiator.

##### First Floor

##### Landing

Access to part boarded loft void with retractable ladder and light. Newly fitted carpet. Airing cupboard with linen shelving and housing the hot water cylinder, Overhead light point.

##### Bedroom 1

Double bedroom with window to front aspect. Built in wardrobes with hanging rail and shelving, Newly fitted carpet. Coved ceiling with overhead light point, TV point and radiator. Door to En Suite.

##### En Suite

Fully tiled and fitted with a three piece suite comprising WC, wash hand basin with vanity shelf and shower cubicle with 'Aqualisa' power shower. Opaque glazed window to front aspect. Ceramic tiled flooring. Overhead light point, shaver point and heated towel rail.



### Bedroom 2

Double bedroom with window to rear aspect. Built in wardrobes with hanging rail and shelving. Newly fitted carpet. Coved ceiling with overhead light point. Radiator.

### Bedroom 3

Double bedroom with window to front aspect. Built in wardrobes with hanging rail and shelving. Fitted carpet. Coved ceiling with overhead light point. Radiator.

### Study Bedroom 4

Window to rear aspect. Built in wardrobe with hanging rail and shelving. Coved ceiling with overhead light point. Radiator.

### Family Bathroom

Fully tiled and fitted with a three piece suite comprising WC, wash hand basin and wide shower cubicle. Opaque glazed window to rear aspect. Ceramic tiled flooring. Overhead light point, shaver point and heated towel rail.

### Exterior

#### Driveway & Garaging

Gravelled driveway with ample parking space leads to the Integral Double Garage with two up-and-over doors, Courtesy exterior lighting, interior power and lighting and personal door to rear garden. There is currently PLANNING CONSENT to CONVERT HALF THE DOUBLE GARAGE, to a SNUG/TV ROOM, adding a front window.

#### Front Garden

A sweeping curved lawned area to one side with a perennial planted border. Timber fencing and timber gate providing access to the Rear Garden.

#### Rear Garden

This South West facing Rear Garden is mainly laid to lawn with raised brick edged side borders, host to a variety of shrubs and perennials. A paved pathway adjacent to the rear of the house and to one side a paved patio, provides a well screened seating area and a feature of the property is the centrally positioned, raised

ornamental pond. Timber shed to one side. External water tap. Sensor and courtesy lighting and timber fenced boundaries enclose the garden,

### General

The property comes to the market in good newly decorative condition and with new carpeting throughout.

2022: Removal of wall between Sitting Room & Dining Room

2022: PLANNING CONSENT to CONVERT HALF THE DOUBLE GARAGE to a SNUG/TV ROOM

2016 : installation of new Worcester Bosch gas fired boiler.

Further benefits include Upvc double glazing, gas central heating and a security alarm system.

Council: Central Bedfordshire District Council

Council Tax Band : F

Energy Rating: C

Postcode: LU6 2SR

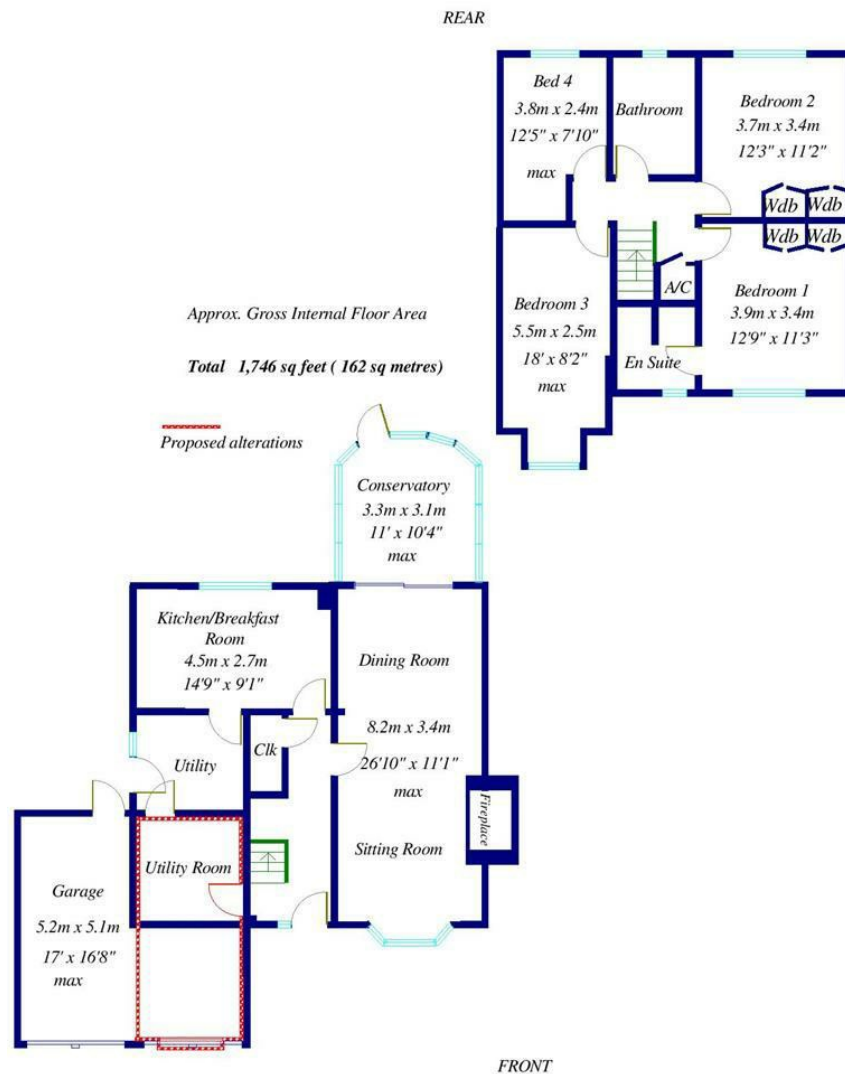
### Location

Eaton Bray, lying on the Bedfordshire/Buckinghamshire borders, is surrounded by open countryside with numerous bridle ways and enjoyable scenic walks. The many local facilities include village shops, post office, pharmacy, both doctors' and dentists' surgeries, a primary school, restaurant and a public house, with more comprehensive shopping, educational and leisure facilities to be found in Leighton Buzzard and Dunstable. For the commuter there is a fast and frequent service to London Euston from either Tring or Leighton Buzzard. Major road connections include M25 (J20) easy access to junction 11A of the M1 motorway and the A41 dual carriageway provides excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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