



School Lane

Dunstable, LU6

Offers In Excess Of £195,000



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QUARTERS

YOUR NEXT MOVE

School Lane, Dunstable, LU6 2HQ

We are delighted to offer for sale this spacious two bedroom duplex maisonette, situated within the heart of the highly sought after village of Eaton Bray. Offering generous and versatile accommodation, the property comprises: Entrance hallway, reception hall, lounge, kitchen, two double bedrooms and a family bathroom. Additional benefits include allocated parking, communal gardens and a convenient village location with excellent transport links. Viewing is highly recommended.

Location:

Old School Court enjoys a central position within the ever-popular village of Eaton Bray, a thriving Bedfordshire village lying close to the borders of Hertfordshire and Buckinghamshire. The village offers an excellent range of everyday amenities including a village shop, public houses, schooling and recreational facilities, all surrounded by beautiful countryside with an abundance of walking routes nearby. The neighbouring market towns of Leighton Buzzard, Tring and Dunstable provide a wider selection of shopping and leisure facilities, whilst Leighton Buzzard's mainline railway station offers direct services to London Euston in approximately 30 minutes. Excellent road links via the A5 and M1 further enhance the appeal of this well-connected village setting.

Ground Floor:

A private entrance provides access to the maisonette, with stairs rising to the first floor where the main accommodation begins.

First Floor:

A bright and spacious reception hallway provides a welcoming first impression and offers excellent versatility, currently accommodating a dining table to create an additional dining area. Stairs rise to the second floor, whilst doors lead to the principal accommodation. The lounge is a generous reception room with ample space for a variety of living room furniture, creating a comfortable setting in which to relax and entertain. The kitchen is fitted with a modern range of wall and base

level units complemented by generous work surfaces, providing excellent storage and preparation space for everyday living. Completing this floor is the family bathroom, fitted with a contemporary three-piece suite comprising a low level WC, pedestal wash hand basin and P-shaped bath with shower over.

Second Floor:

The second floor provides two generously proportioned double bedrooms, both enjoying plenty of natural light and benefiting from built-in wardrobes, providing excellent storage whilst maintaining comfortable floor space. Their generous proportions make the property equally well suited to first-time buyers, professional couples, downsizers or those requiring a home office.

Outside:

To the front of the property is a neat garden area with a pathway leading to the private entrance. The development is surrounded by well-maintained communal gardens, creating an attractive environment for residents to enjoy. The property further benefits from an allocated parking space together with additional visitor parking.

Floor Plan



Total Area: 827 ft²

All measurements are approximate and for display purposes only

Map



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