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HERE TO GET *you* THERE

Brook House, 1 Wheatlands, Eaton Bray, Dunstable, LU6 2FJ

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## Offers In Excess Of £1,000,000

- PRIVATE LOCATION IN EXCLUSIVE EATON BRAY DEVELOPMENT
- DUAL RECEPTION ROOMS INCLUDING SNUG OR HOME OFFICE
- STYLISH KITCHEN/BREAKFAST ROOM WITH GRANITE WORKTOPS AND ISLAND
- FOUR DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- LANDSCAPED REAR GARDEN, DOUBLE GARAGE, AND AMPLE DRIVEWAY PARKING
- NO ONWARD CHAIN
- LARGE LOUNGE WITH LOG BURNER AND FRENCH DOORS TO GARDEN
- DINING ROOM OPENING TO CONSERVATORY FOR FLEXIBLE LIVING
- TWO EN-SUITES PLUS LUXURY FOUR-PIECE FAMILY BATHROOM
- INTERACTIVE VIRTUAL TOUR

Welcome to Brook House a beautifully presented home nestled within an exclusive and private development in the sought-after Bedfordshire village of Eaton Bray. This charming family home offers the perfect blend of elegance, space, and practicality in a truly idyllic setting. NO ONWARD CHAIN.

Step through the front door into a bright, spacious entrance hall, where natural light floods the space and a staircase rises to the first-floor. The generous lounge boasts a feature log burner and French doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience. A second reception room provides the perfect space for a snug, home office, or playroom offering true versatility to suit your lifestyle.

At the heart of the home lies the impressive kitchen/breakfast room, beautifully appointed with granite worktops, matching island unit, and a range of integrated appliances. French doors from the kitchen open to the garden, making this space ideal for entertaining. A separate dining room flows effortlessly into a spacious conservatory, further enhancing the living space and creating a stunning spot for relaxed dining or enjoying the garden views year-round. Completing the ground floor is a utility room and a cloakroom.

Upstairs, the main bedroom features its own dressing area, a modern en-suite shower room, and ample fitted wardrobes. The guest bedroom also benefits from an en-suite and built-in storage, while two additional double bedrooms both with fitted wardrobes are served by a luxurious four-piece family bathroom.

The beautifully maintained rear garden is a true highlight enclosed, private, and mainly laid to lawn, with mature trees, vibrant flower beds, a pond, and a patio seating area perfect for summer evenings. Access to the double garage, which is equipped with power, lighting, electric doors. A generous driveway provides ample parking for multiple vehicles.

Brook House is a must-see to fully appreciate the lifestyle it offers.

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Location

The village of Eaton Bray is surrounded by beautiful countryside and is conveniently located for major towns such as Leighton Buzzard and Tring, both offering mainline railway access into London Euston.

The village, along with the adjoining village of Edlesborough, offers a number of local shops and businesses, including newsagents, hairdresser, florist, post office, butcher and local family run store, popular pubs and restaurants. Educational facilities include the Eaton Bray Academy, and the area also offers some excellent private educational facilities.

































