



HUNTERS®
HERE TO GET *you* THERE

97 High Street, Eaton Bray, LU6 2DW

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Offers In Excess Of £575,000

- EXTENDED FOUR BEDROOM FAMILY HOME
- BAY-FRONTED LOUNGE WITH FEATURE FIREPLACE
- SPACIOUS KITCHEN/DINING ROOM OPENING TO GARDEN
- MAIN BEDROOM WITH EN-SUITE
- CLOSE TO LOCAL AMENITIES AND PUBLIC
- NO ONWARD CHAIN
- LOCATED IN THE PICTURESQUE VILLAGE OF EATON BRAY
- UTILITY ROOM AND CLOAKROOM
- GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES
- INTERACTIVE VIRTUAL TOUR

This superbly extended four-bedroom family home is perfectly positioned within the picturesque and highly sought-after village of Eaton Bray and comes to the market with no onward chain.

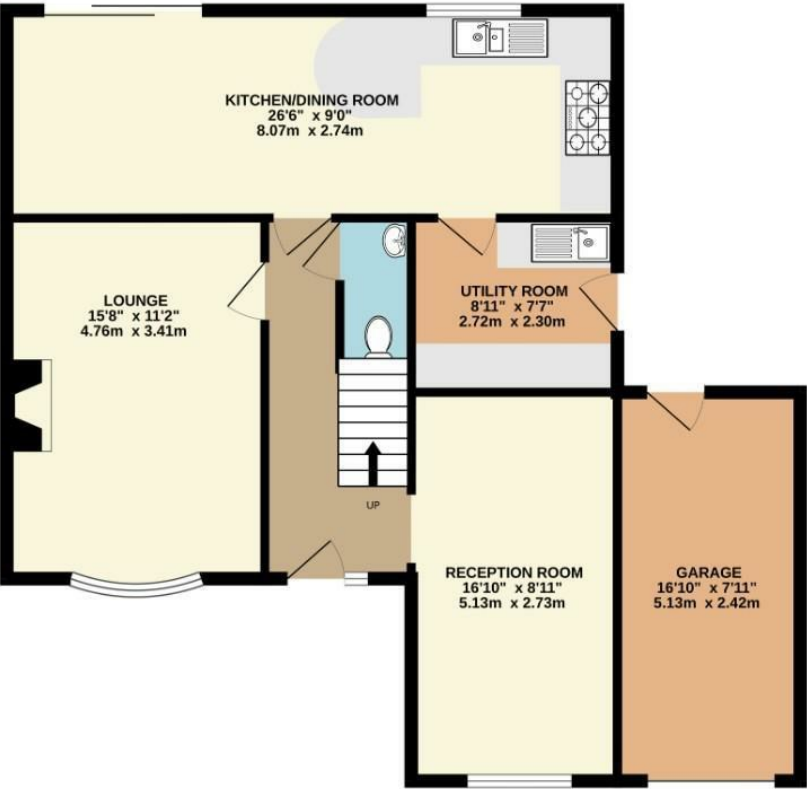
A welcoming entrance leads into the elegant lounge, where a bay window fills the room with natural light and a feature fireplace creates a warm and characterful focal point. A separate reception room offers outstanding flexibility, whether used as a formal dining room, playroom, snug, or even a dedicated home office suiting families of all ages and lifestyles. To the rear of the home, the impressive kitchen/dining room provides the perfect hub for daily living and entertaining alike. With ample workspace, room for a dining table, and direct access to the rear garden. A separate utility room ensures day-to-day practicality, while a well-placed cloakroom completes the ground floor.

Upstairs, the home continues with four generously sized double bedrooms, each offering excellent proportions. The main bedroom benefits from its own private en-suite, adding an extra level of convenience and privacy. The remaining bedrooms are served by a well-presented family bathroom.

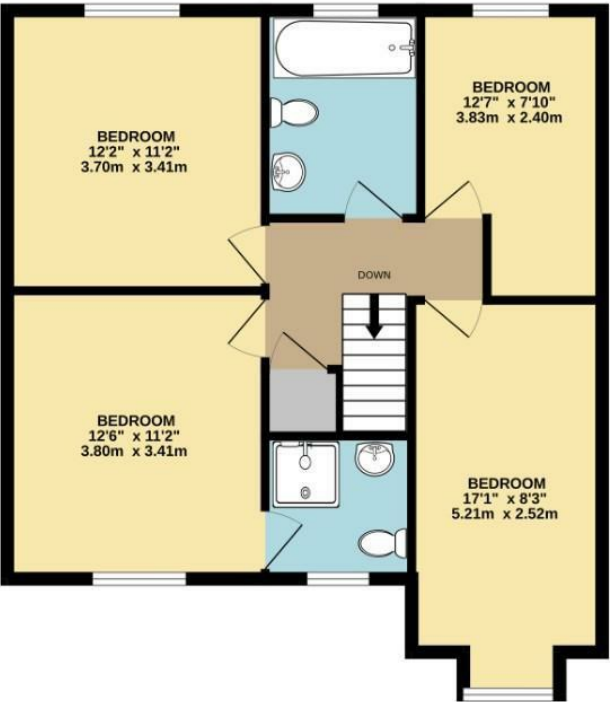
Outside, this impressive property further delights with a garage and a substantial driveway providing parking for multiple vehicles. The rear garden offers a peaceful and secluded escape, ideal for outdoor dining, relaxation, or children's play, all whilst enjoying the desirable village surroundings.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
		83
	67	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



