



HUNTERS[®]
HERE TO GET *you* THERE

9 Park Lane, Eaton Bray, Dunstable, LU6 2BB

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Offers In Excess Of £545,000

- THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- LOUNGE WITH WOODBURNER
- EN-SUITE TO MAIN BEDROOM
- DOWNSTAIRS CLOAKROOM
- WELL PRESENTED THROUGHOUT
- WELL APPOINTED KITCHEN/DINING ROOM
- CONSERVATORY
- POPULAR VILLAGE LOCATION
- DRIVEWAY and GARAGE
- INTERACTIVE VIRTUAL TOUR

This well presented three bedroom detached home with front and rear gardens, situated in the village of Eaton Bray and offered to the market with no onward chain.

The property comprises; modern fitted kitchen, lounge with log burner and views of the garden, downstairs cloakroom, conservatory, three double bedrooms, master bedroom with en suite, family bathroom, garage with long driveway and added off road parking, ample gardens to front and rear of the property.

Eaton Bray is a popular village not far from Edlesborough which is within the Buckinghamshire border giving easy access to the A5 and enables commuters the ability to have both a rural and city life style.

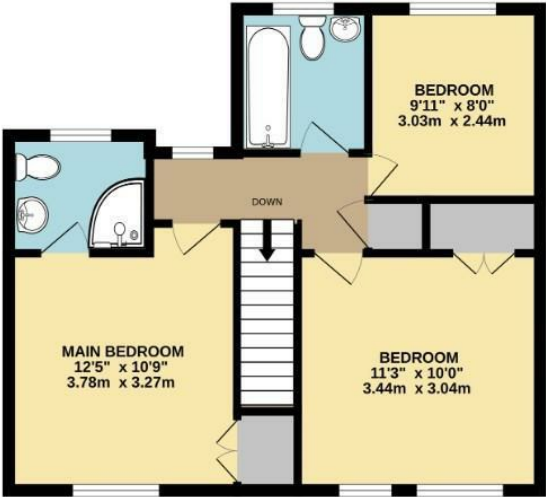
This semi rural village hosts various activities for small children and adults to enjoy with its parks, family walks, local horse riding, football and cricket clubs, public house and together with other various local community activities.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Entrance Hall

Entry via a part glazed door, karndean flooring, radiator, stairs leading to first floor, doors off to cloakroom, kitchen and lounge.

Lounge

Dual aspect double glazed windows. Fitted carpet and radiator, wood burner with hearth. Glazed patio door opening to the rear garden.

Kitchen/Dining Room

Double glazed window to front aspect. A range of wall and floor mounted units consisting of cupboards and drawers with a worktop over. Integrated fridge freezer, space and plumbing for dishwasher and washing machine. 1 ½ bowl ceramic sink and drainer. Four ring gas hob with an extractor over. Double glazed doors opening to the conservatory. Part glazed patio door opening to the driveway and garage.

Cloakroom

Double glazed window to front aspect, two piece suite comprising; W/C and wash hand basin.

Conservatory

Dual aspect double glazed windows. Double glazed patio doors opening to the rear garden .

Landing

Double glazed window to rear aspect. Fitted carpet and radiator. Airing cupboard.

Main Bedroom

Double glazed window to front aspect. Built in wardrobe. Fitted carpet and radiator.

En-suite Shower Room

Double glazed window to rear aspect. Three piece suite comprising; walk-in shower, W/C and wash hand basin. Heated towel rail.

Bedroom Two

Double glazed window to front aspect. Fitted carpet and radiator. Built in wardrobe.

Bedroom Three

Double glazed window to rear aspect. Fitted carpet and radiator.

Bathroom

Double glazed window to rear aspect. Three piece suite comprising; bathtub with shower over, W/C and wash hand basin. Heated towel rail.

Front Garden

Driveway parking and access to the garage. Laid lawn and hedge.


Rear Garden

Mainly laid to lawn with a patio seating area. Access to the garage.

Gargae

Up and over door, light and power, door leading into the rear garden.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





