



Wallace Drive, Eaton Bray, LU6 2DF
Asking price £475,000

Sears & Co
estate & letting agents

****NO UPPER SALES CHAIN**** A rarely available and well proportioned three bedroom DETACHED family home situated on this ideal CORNER PLOT offering considerable potential to extend subject to the necessary permissions.

Accommodation currently includes an entrance hallway, downstairs W/C, TRIPLE ASPECT living room, separate dining room, kitchen, three first floor bedrooms a family bathroom and separate shower area.

Externally the property benefits from an IMPRESSIVE PLOT providing driveway parking a DETACHED GARAGE and a well presented garden with gated access. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.



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Double Glazed Front Door

Entrance Hallway

Radiator. Store cupboard housing the central heating boiler. Stairs rising to the first floor accommodation. Access to the living room, downstairs w/c and kitchen.

Downstairs W/C

Double glazed window. Fitted with a low level w/c and pedestal wash hand basin. Radiator. Tiled flooring. Partially tiled walls.

Living Room

A triple aspect room with four double glazed windows. Fire place with gas fire. Two radiators. Access to the dining room.

Dining Room

Double glazed sliding doors leading to the garden. Under stairs storage cupboard. Radiator. Access to the kitchen.

Kitchen

Double glazed window. Double glazed door to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Sink and drainer unit with mixer tap. Space for a free standing oven, washing machine, low level fridge and low level freezer. Tiling to splash back areas. Tiled flooring. Radiator.

First Floor Landing

Double glazed window. Radiator. Access to the loft. Access to all rooms.

Bedroom One

Double glazed window. Fitted with a range of built in furniture. Radiator.

Bedroom Two

Double glazed window. Radiator. Built in wardrobe.

Bedroom Three

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a corner bath, pedestal wash hand basin and low level w/c. Tiled walls. Radiator.

Shower Area

Accessed from the first floor landing. Fitted shower enclosure. Access to the airing cupboard.

To The Front/Side

An area of front garden with some mature planted borders. Pathway leading to the storm porch and front door. Access to the side of the property leading to the garage and garden.

Garage

Accessed via an up and over garage door and a courtesy door from the side aspect. Glazed window. Power & lighting.

To The Rear

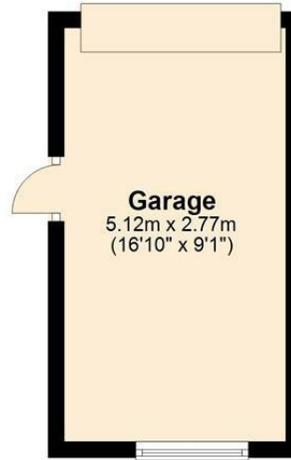
A block paved driveway providing parking leading to the garage. Gated access to the private garden. The garden is arranged with an area of patio leading to a lawn with mature planted borders and a fish pond. Enclosed partly by timber panel fencing and part walled. Two sheds. Outside tap.





Ground Floor

Approx. 66.3 sq. metres (713.5 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.7 sq. feet)



Total area: approx. 115.3 sq. metres (1241.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	64 B
39-54	E		
21-38	F		
1-20	G		