



**Wivelsfield, Eaton Bray, LU6 2JQ**  
**Asking price £325,000**

**Sears & Co**  
estate & letting agents

**\*\* NO UPPER SALES CHAIN \*\***

A WELL PROPORTIONED, three bedroom, two bathroom terraced property located on Wivelsfield in the picturesque village Eaton Bray. The accommodation comprises an entrance porch, hallway, downstairs w/c, kitchen, 15FT living room with study area, principal bedroom with EN SUITE, two further bedrooms and a family bathroom. The property further benefits from a GARAGE and a private rear garden with gated side access. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band D.

### **Front Door**

### **Entrance Porch**

Tiled flooring. Double glazed door to the entrance hallway.

### **Entrance Hallway**

Under stairs storage cupboard. Wood effect flooring. Radiator. Stairs to the first floor accommodation. Access to the kitchen, living room and downstairs w/c.

### **Downstairs W/C**

Fitted with a low level w/c and a wash hand basin. Radiator. Tiled flooring. Tiled walls. Extractor fan.

### **Living Room**

Double glazed sliding doors leading to the garden. Double glazed window. Radiator. Archway to the study area.

### **Study Area**

Double glazed window. Radiator. Wood effect flooring.

### **Kitchen**

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with gas hob and extractor over. Space for a free standing

fridge/freezer and a free standing washing machine. One and a half bowl stainless steel sink and drainer unit with mixer tap. Radiator. Tiled flooring. Tiling to splash back areas. Wall mounted boiler.

### **First Floor Landing**

Radiator. Airing cupboard. Access to the bedrooms, family bathroom and loft.

### **Principal Bedroom**

Double glazed window. Radiator. Wardrobes. Access to the en suite shower room.

### **En Suite Shower Room**

Double glazed window. Fitted with a three piece suite to include a shower enclosure, wash hand basin and a low level w/c. Radiator. Vinyl flooring. Tiled walls.

### **Bedroom**

Double glazed window. Radiator.

### **Bedroom**

Double glazed window. Radiator. Wardrobes.

### **Family Bathroom**

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

### **To The Front**

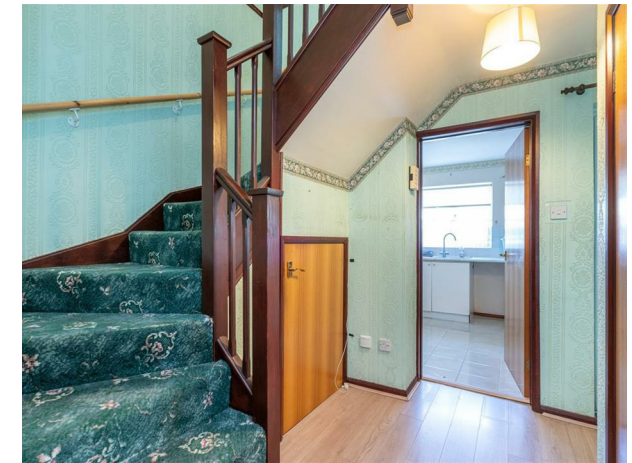
Pathway leading to the front door. Access to the garage. Planted border. Gated side access.

### **Garage**

Accessed via an electric roller door from the front. Lighting.

### **To The Rear**

A private garden arranged with an area of patio leading to a lawn and planted borders. Enclosed by timber panel fencing. Gated side access.

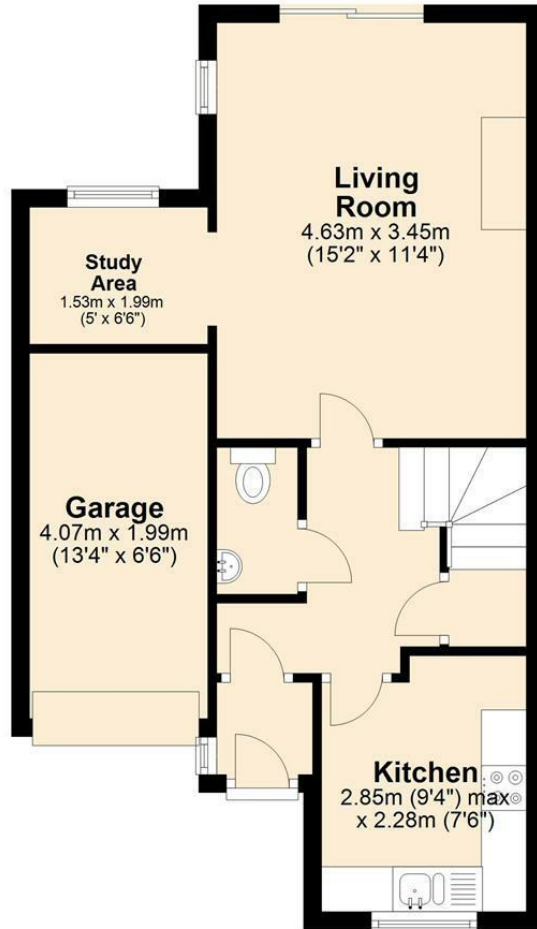


**Sears & Co**

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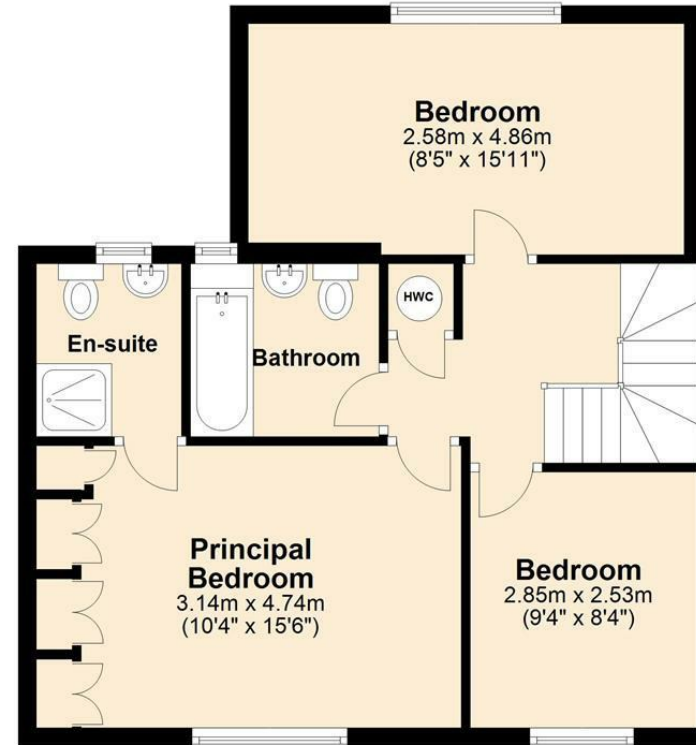
## Ground Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



## First Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



Total area: approx. 95.3 sq. metres (1025.8 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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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

