



**Mill End Close, Eaton Bray, LU6 2FH**  
**Asking price £590,000**

**Sears & Co**  
estate & letting agents



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

An extended, four bedroom, two bathroom detached property situated in a desirable no through road position on Mill End Close in Eaton Bray close to the neighbouring village of Edlesborough. The layout currently comprises an entrance hallway, living room, family area, impressive extended 18FT dining room, kitchen, utility room, downstairs w/c, principal bedroom with en suite shower room, three further bedrooms and a family bathroom. Externally the property has the added benefit of driveway parking, a garage and a private rear garden abutting fields. Contact Sears & Co village & country to arrange a viewing. Council tax band F.

### **Front Door**

### **Entrance Hallway**

Wood effect flooring. Radiator. Stairs to the first floor accommodation. Access to the living room.

### **Living Room**

Double glazed box style window. Fire place with gas fire. Radiator. Access to the family area.

### **Family Area**

Wood effect flooring. Radiator. Access to the kitchen. Open plan to the dining area.

### **Dining Area**

Lantern style skylight. Double glazed window. Double glazed doors leading to the garden. Radiator. Wood effect flooring. Recessed down lighting.

### **Kitchen**

Double glazed window. Fitted with a range of eye and base level units with work surface over. Stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and extractor over. Space for a low level fridge and low level freezer. Tiling to splash back areas. Vinyl style flooring. under stairs storage cupboard. Radiator. Access to the utility room.

### **Utility Room**

Double glazed door leading to the garden. Double glazed window. Fitted with a base level unit with work surface over. Stainless steel sink and drainer unit with mixer tap. Space for a washing machine and tumble dryer. Radiator. Vinyl style flooring. Tiling to splash back area. Wall mounted boiler. Access to the W/C.

### **W/C**

Double glazed window. Fitted with a low level w/c and wall mounted wash hand basin with tiled splash back. Radiator. Vinyl style flooring.

### **First Floor Landing**

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

### **Principal Bedroom**

Two double glazed windows. Radiator. Fitted wardrobes. Access to the en suite shower room.

### **En Suite**

Double glazed window. Fitted with a shower area with 'Mira' shower, pedestal wash hand basin and a low level w/c. Tiling to splash back area. Radiator. Vinyl flooring. Extractor fan. Shaver point.

### **Bedroom**

Double glazed window. Radiator. Fitted wardrobes.

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Double glazed window. Radiator. Fitted wardrobes.

### **Bedroom**

Double glazed window. Radiator.

### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath, pedestal wash hand basin and a low level w/c. Vinyl style flooring. Partially tiled walls. Extractor fan. Radiator.

### **To The Front**

An area of frontage partly laid with tarmac providing parking and a further area of front lawn. Pathway leading to a gated side access.

### **To The Rear**

An area of private rear garden laid with a patio & lawn enclosed primarily by a mixture of timber panel and 'Picket' style fencing. Outside tap.

### **Garage**

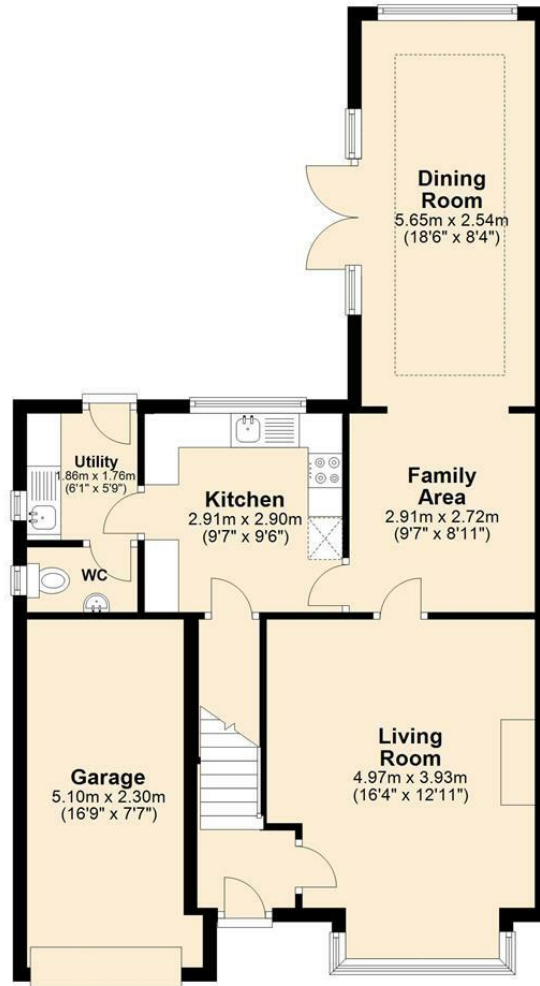
Accessed via a garage door to the front.



**Sears & Co**

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**Ground Floor**  
Approx. 72.6 sq. metres (781.8 sq. feet)



**First Floor**  
Approx. 49.9 sq. metres (537.4 sq. feet)



**Total area: approx. 122.6 sq. metres (1319.2 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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



