



**Northall Road, Eaton Bray, LU6 2RS**  
**Asking price £475,000**

**Sears & Co**  
estate & letting agents

This four bedroom, detached family home is ideally situated in a 'cul de sac' location of just four properties off Northall Road in the desirable village of Eaton Bray.

The layout comprises an entrance hallway, downstairs w/c, impressive kitchen/dining room, living room with box window, four first floor bedrooms and a refitted family bathroom with four piece suite. Externally the property further benefits from driveway parking, a garage and a well presented rear garden. Council tax band E. Contact sole appointed agents Sears & Co Village & Country to arrange a viewing.

### Front Door

### Entrance Hallway

Radiator. Tile effect 'Karndean' flooring. Stairs rising to the first floor accommodation. Access to the downstairs w/c, living room and kitchen/dining room.

### Downstairs W/C

Double glazed window. Fitted with a low level w/c and cabinet enclosed wash hand basin with mixer tap. Tile effect 'Karndean' flooring. Radiator.

### Kitchen/Dining Room

Double glazed window. Double glazed doors leading to the garden. Fitted with a range of eye and base level units with granite work surfaces over. Inset butler style sink with mixer tap. Free standing range oven and fridge freezer included in the sale price. Integrated dishwasher. Pull out pantry style storage solution. Tile effect 'Karndean' flooring. Radiator. Recessed down lighting. Access to the living room.

### Living Room

Double glazed box style window. Two radiators. Fire place.

### First Floor Landing

Double glazed window. Access to the loft via a pull down ladder. Access to the four bedrooms and family bathroom.

### Bedroom

Two double glazed windows. Radiator.

### Bedroom

Double glazed window. Radiator. Store cupboard.

### Bedroom

Double glazed window. Radiator. Store cupboard.

### Bedroom

Double glazed window. Radiator. Storage alcove.

### Family Bathroom

Double glazed window. Fitted with a four piece suite to include a 'corner spa' bath with shower attachment, pedestal wash hand basin with mixer tap, low level w/c and a shower area. Tiled walls. Tiled flooring. Shaver point. Heated towel rail.

### To The Front

An area of frontage laid with hard standing providing driveway parking and leading to the garage. Crazy paved area leading to the front door and gated side access. Area of front lawn.

### Garage

Accessed via a courtesy door from the garden and a garage door from the front. Glazed window. Power & lighting. Currently used as space for a free standing fridge, freezer, washing machine and stacked tumble dryer. (appliances not included in the sale price)

### To The Rear

A private garden arranged with areas of patio, lawn and planting enclosed primarily by timber panel fencing and hedging. Outside power point. Outside tap. Garden shed. Gated side access. Courtesy door leading to the garage.



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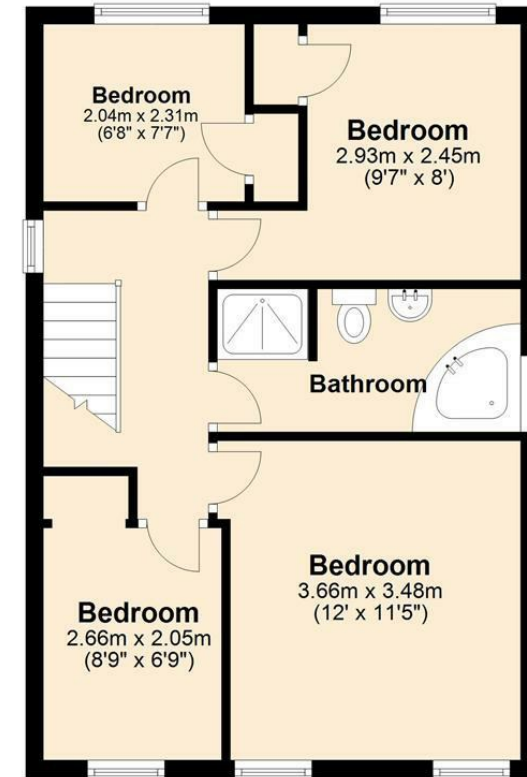
## Ground Floor

Approx. 59.9 sq. metres (644.3 sq. feet)



## First Floor

Approx. 46.2 sq. metres (496.9 sq. feet)



Total area: approx. 106.0 sq. metres (1141.1 sq. feet)

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

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

