



**EATON BRAY ROAD,
NORTHALL, LU6 2EU**

EATON BRAY ROAD

OFFERS OVER **£435,000** FREEHOLD

NORTHALL LU6 2EU

A three-bedroom semi-detached home in the Buckinghamshire village, with excellent potential, large rear garden and stunning views.

This three-bedroom semi-detached home offers an idyllic semi-rural lifestyle with wonderful countryside views directly towards the Whipsnade Lion. Northall is a hamlet within the parish of Edlesborough in Buckinghamshire and falls within the catchment for Bucks Grammar Schools. There are pubs within walking distance.

The house itself offers excellent scope for extension (stp) and currently comprises: entrance hall with stairs to the first floor, open plan lounge and extended kitchen/dining room, ground floor shower room, first floor bathroom and three bedrooms, each with views.

There is a large driveway at the front, providing plenty of off road parking. Side access leads to the rear garden and garage. The rear garden is well over 100ft.

The nearby villages of Eaton Bray & Edlesborough offer day to day shopping facilities and more comprehensive facilities available in the towns of Dunstable, Leighton Buzzard, Hemel Hempstead, Tring and Aylesbury. For the commuter, the mainline railway stations are in Leighton Buzzard, Tring or the village of Cheddington.

Notes:

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

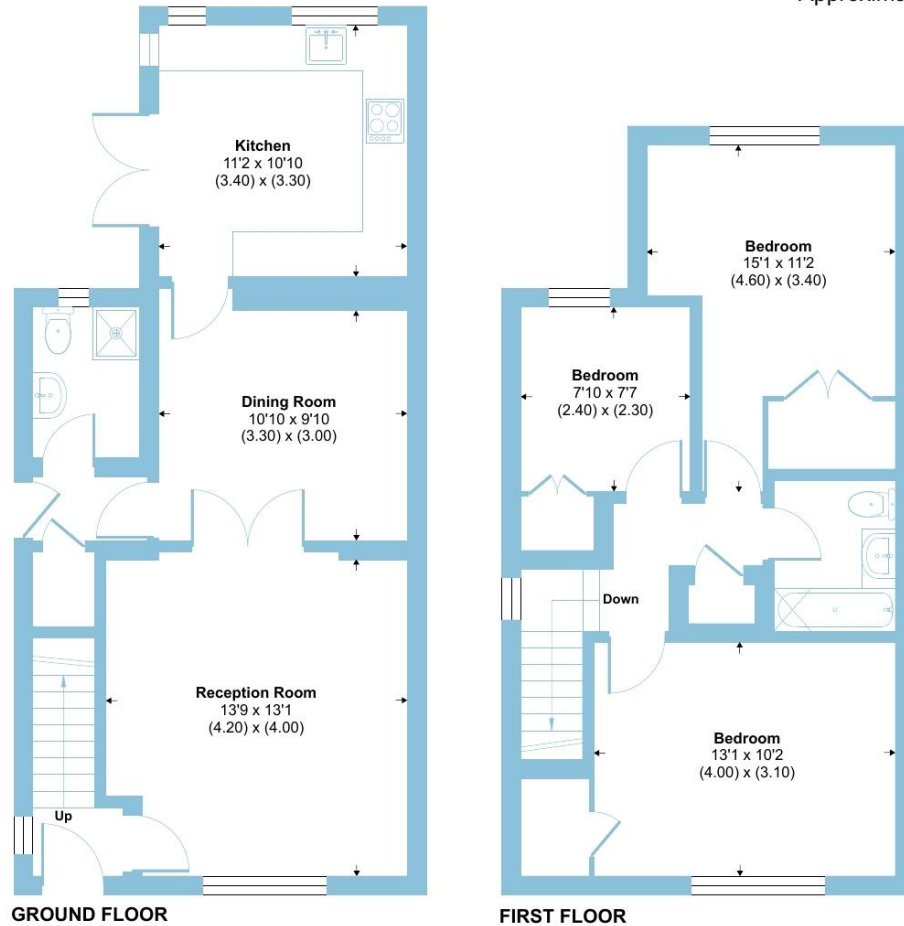




Eaton Bray Road, Northall, Dunstable, LU6

Approximate Area = 1017 sq ft / 94.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Barnard Marcus. REF: 1145931



TRG108040 – Version 5

EPC rating – E Council Tax Band - C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk