



Connells

High Street
Eaton Bray Dunstable



Property Description

This delightful cottage offers a cosy lounge complete with a wood-burning stove, perfect for creating a warm and homely atmosphere.

The separate dining room provides an ideal space for entertaining, while the well-appointed kitchen offers practicality with cottage charm.

Upstairs you'll find two well-presented bedrooms along with a stylish, well-kept bathroom. A lovely feature of the first floor is the quiet reading nook on the landing, positioned by the window and offering pleasant views over the High Street — an ideal spot to relax with a book.

To the rear, the property boasts a very pleasant, thoughtfully maintained garden, providing an outdoor retreat for enjoying the peaceful surroundings.

This wonderful home is perfect for first-time buyers or those looking to downsize, offering comfort, character, and a desirable village setting.

Entrance Hall

Radiator. Tiled flooring.

Lounge

Double glazed window. Radiator. Brick surround working open fireplace. Carpeted flooring.

Dining Room

Dual aspect double glazed windows. Brick surround working open fireplace. Carpeted flooring.

Kitchen

Double glazed window. Double glazed door to garden. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Stainless steel sink and drainer. Integrated electric hob with cooker hood over. Integrated oven. Plumbing for washing machine. Space for fridge freezer. Radiator. Storage. Tiled flooring.

Landing

Double glazed window. Loft access. Storage. Carpeted flooring.

Bedroom One

Double glazed window. Radiator. Carpeted flooring.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. Wash hand basin. Radiator. WC. Tiling to water sensitive areas. Laminate flooring.

Rear Garden

Mainly laid to lawn. Paved patio. Mature trees and bushes. Brick and wooden fencing to borders. Shed.

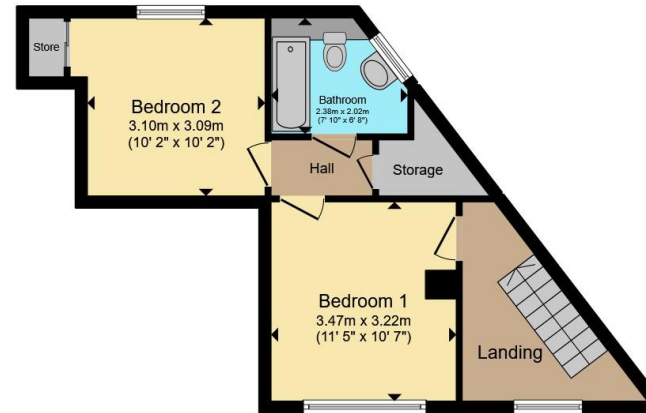








Ground Floor



First Floor

Total floor area 73.9 m² (796 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311546



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC311546 - 0004