



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

# EATON BRAY ROAD, NORTHALL LU6 2EU

£399,950 FREEHOLD

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.*

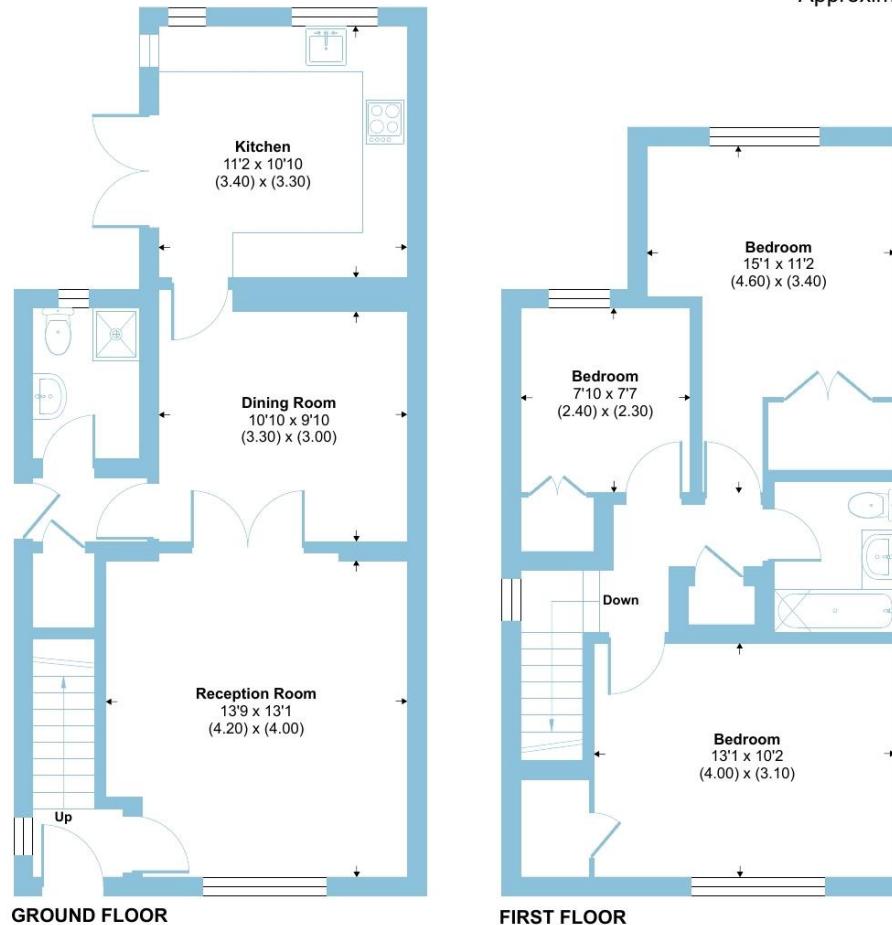




# Eaton Bray Road, Northall, Dunstable, LU6

Approximate Area = 1017 sq ft / 94.4 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

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



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TRG108040 – Version 7

EPC rating – E Council Tax Band - C

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brown  
& merry



01442 824133

[tring@brownandmerry.co.uk](mailto:tring@brownandmerry.co.uk)

41 High Street, Tring, Herts, HP23 5AA

[www.brownandmerry.co.uk](http://www.brownandmerry.co.uk)