



£3,100 PCM

Wallace Drive, Eaton Bray

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Quay  
LIVING

Tucked away in a quiet cul-de-sac is this modern luxury detached house comprising 4 reception rooms, 4 double bedrooms, 4 bathrooms, and a top-floor home office. The private rear garden runs down to a babbling brook and the driveway offers parking for 3-4 cars. The property is furnished.

Eaton Bray is an attractive rural village on the Beds/Bucks border just north of the Chiltern Hills AONB. There is a convenience store within walking distance and a comprehensive range of supermarkets in Dunstable and Leighton Buzzard. Regular train services to London Euston are available from Leighton Buzzard (5 miles distant) or Tring (7 miles south-west) with journey times of 30 and 40 minutes respectively.

**\*\*Please note that photos were taken prior to the current tenancy commencing  
Quay Living's management are marketing this property to let on behalf of a close family member\*\***

Available from the 28th of May!!

Call or email Quay Living for your appointment to view!!

Council Tax - G  
EPC - C







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their quality or efficiency on completion.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	80	84
	EU Directive 2002/91/EC	



Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.



01202 683444  
Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG  
www.quayliving.co.uk

