

28A High Street, Eaton Bray, LU6 2DP  
£425,000

**ROBINSONS**



NO UPPER CHAIN | A VACANT THREE BEDROOM DETACHED HOME IN THE HEART OF THE HIGHLY SOUGHT AFTER VILLAGE OF EATON BRAY | COUNTRYSIDE WALKS ON YOUR DOORSTEP.

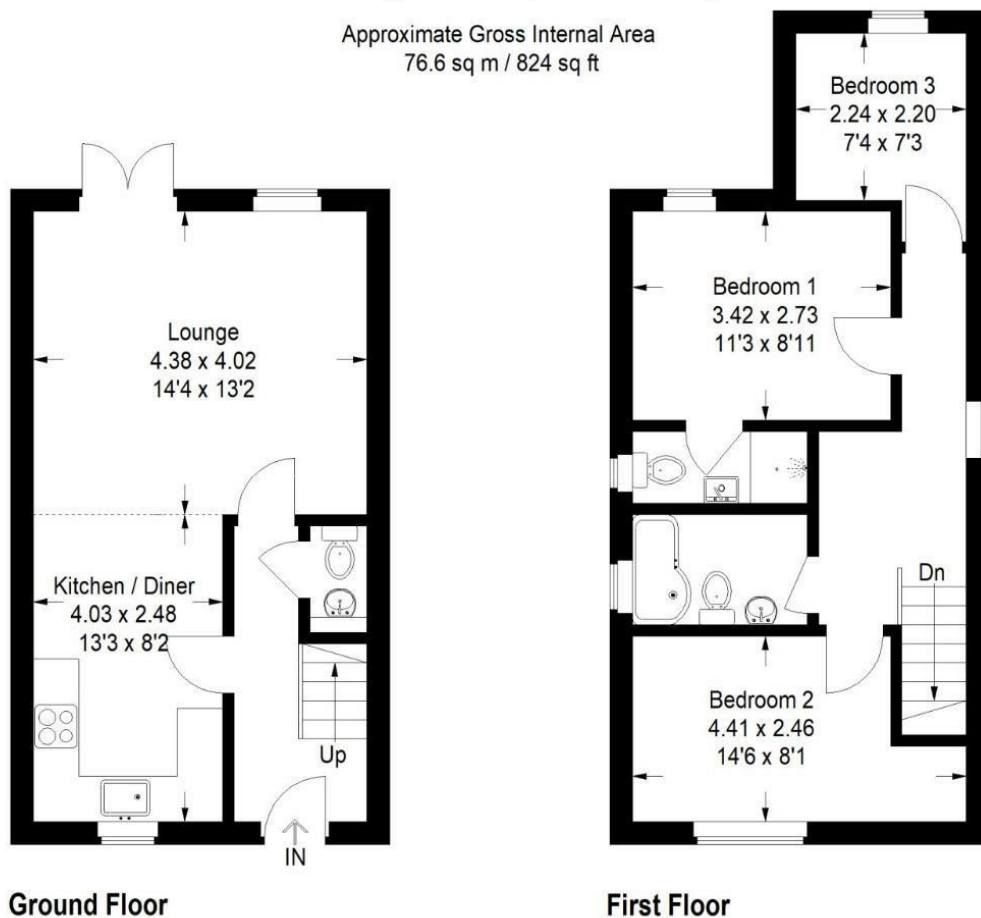
Situated on the sought after High Street in Eaton Bray, this well presented three bedroom detached home is offered to the market with no upper chain and would suit first time buyers, downsizers or investors looking for a property in a strong village location.

The ground floor begins with an entrance hall giving access to a useful cloakroom and stairs to the first floor. To the front is a fitted kitchen and dining space, while to the rear is a bright and comfortable living room with French doors opening directly onto the garden, making it a great space for both day to day living and entertaining.

Upstairs, there are two well proportioned double bedrooms, along with a modern family bathroom. The third bedroom is set slightly apart from the main rooms and works well as a nursery, study or dressing room depending on requirements.

## 28A High Street, Eaton Bray

Approximate Gross Internal Area  
76.6 sq m / 824 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	