



School Lane

Eaton Bray Dunstable, LU6 2HQ

Offers In Excess Of £195,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this spacious two bedroom duplex maisonette, situated within the heart of the highly sought after village of Eaton Bray. Offering generous and versatile accommodation, the property comprises: Entrance hallway, reception hall, lounge, kitchen, two double bedrooms and a family bathroom. Additional benefits include allocated parking, communal gardens and a convenient village location with excellent transport links. Viewing is highly recommended.

Location:

Old School Court enjoys a central position within the ever-popular village of Eaton Bray, a thriving Bedfordshire village lying close to the borders of Hertfordshire and Buckinghamshire. The village offers an excellent range of everyday amenities including a village shop, public houses, schooling and recreational facilities, all surrounded by beautiful countryside with an abundance of walking routes nearby. The neighbouring market towns of Leighton Buzzard, Tring and Dunstable provide a wider selection of shopping and leisure facilities, whilst Leighton Buzzard's mainline railway station offers direct services to London Euston in approximately 30 minutes. Excellent road links via the A5 and M1 further enhance the appeal of this well-connected village setting.

Ground Floor:

A private entrance provides access to the maisonette, with stairs rising to the first floor where the main accommodation begins.





First Floor:

A bright and spacious reception hallway provides a welcoming first impression and offers excellent versatility, currently accommodating a dining table to create an additional dining area. Stairs rise to the second floor, whilst doors lead to the principal accommodation. The lounge is a generous reception room with ample space for a variety of living room furniture, creating a comfortable setting in which to relax and entertain. The kitchen is fitted with a modern range of wall and base level units complemented by generous work surfaces, providing excellent storage and preparation space for everyday living. Completing this floor is the family bathroom, fitted with a contemporary three-piece suite comprising a low level WC, pedestal wash hand basin and P-shaped bath with shower over.

Second Floor:

The second floor provides two generously proportioned double bedrooms, both enjoying plenty of natural light and benefiting from built-in wardrobes, providing excellent storage whilst maintaining comfortable floor space. Their generous proportions make the property equally well suited to first-time buyers, professional couples, downsizers or those requiring a home office.

Outside:

To the front of the property is a neat garden area with a pathway leading to the private entrance. The development is surrounded by well-maintained communal gardens, creating an attractive environment for residents to enjoy. The property further benefits from an allocated parking space together with additional visitor parking.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 827 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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