

The Orchards, Eaton Bray, LU6 2DD
Asking price £680,000

Sears & Co
estate & letting agents







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An attractive and immaculately presented four bedroom detached family home, occupying a prime position on The Orchards in the sought after village of Eaton Bray. The property offers in excess of 1,300 sqft of accommodation (excluding the garage), with excellent potential to extend, subject to the necessary planning permissions.

The ground floor accommodation comprises an entrance vestibule, welcoming entrance hallway, a spacious dual aspect living room, separate dining room, well appointed kitchen and a w/c. The first floor offers four well proportioned bedrooms, a family bathroom and separate w/c.

Externally, the property further benefits from driveway parking, a double garage, area of front garden and a beautifully maintained, generously sized private rear garden, ideal for outdoor entertaining and family enjoyment.

Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Vestibule
Radiator. Wood effect flooring. Courtesy door to the garage. Access to the entrance hallway.

Entrance Hallway
Radiator. Stairs rising to the first floor accommodation. Access to the w/c, kitchen, dining room and living room.

Living Room
Double glazed bow window. Double glazed doors to the rear garden. Two radiators.

Dining Room
Two double glazed windows. Radiator.

Kitchen
Double glazed window. Radiator. Fitted with a range of eye and base level units with work surfaces over also forming a breakfast bar. Stainless steel sink with drainer unit and mixer tap. Integrated 'Bosch' oven with gas hob over. Integrated fridge freezer. Space for a freestanding washing machine and dishwasher. Partially tiled walls. Vinyl flooring.

W/C
Double glazed window. Radiator. Fitted with a cabinet enclosed wash hand basin and an enclosed cistern w/c. Tiled walls. Tiled flooring.

First Floor Landing
Double glazed window. Radiator. Airing cupboard. Access to the loft. Access to the family bathroom and four bedrooms.

Bedroom
Double glazed window. Radiator. Fitted range of bedroom furniture.

Bedroom
Double glazed window. Radiator. Fitted wardrobes.

Bedroom
Two double glazed windows. Radiator. Fitted wardrobes.

Bedroom
Double glazed window. Radiator.

Family Bathroom
Double glazed window. Radiator. Fitted with a three piece suite to include a panel enclosed bath, shower enclosure and pedestal wash hand basin. Tiled walls. Extractor fan. Radiator.

W/C
Double glazed window. Radiator. Fitted with a cabinet enclosed wash hand basin and an enclosed cistern w/c. Tiled walls. Tiled flooring.

To The Front
An area of hard standing providing driveway parking. An area of front garden laid with shingle and patio. Planted borders. Gated side access. Storm porch to the front door.

Garage
Accessed via a courtesy door from the entrance vestibule, courtesy door from the rear garden and an electric roller door to the front. Power and lighting.

To The Rear
A private garden arranged with areas of patio, shingle and lawn. Enclosed predominantly by timber panel fencing and part walled. Planted borders. Stepping stone pathway. Gated side access. Outside tap. Outside lighting. Pond. Courtesy door to the garage. Gated side access.

Buyer Information
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fees
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.







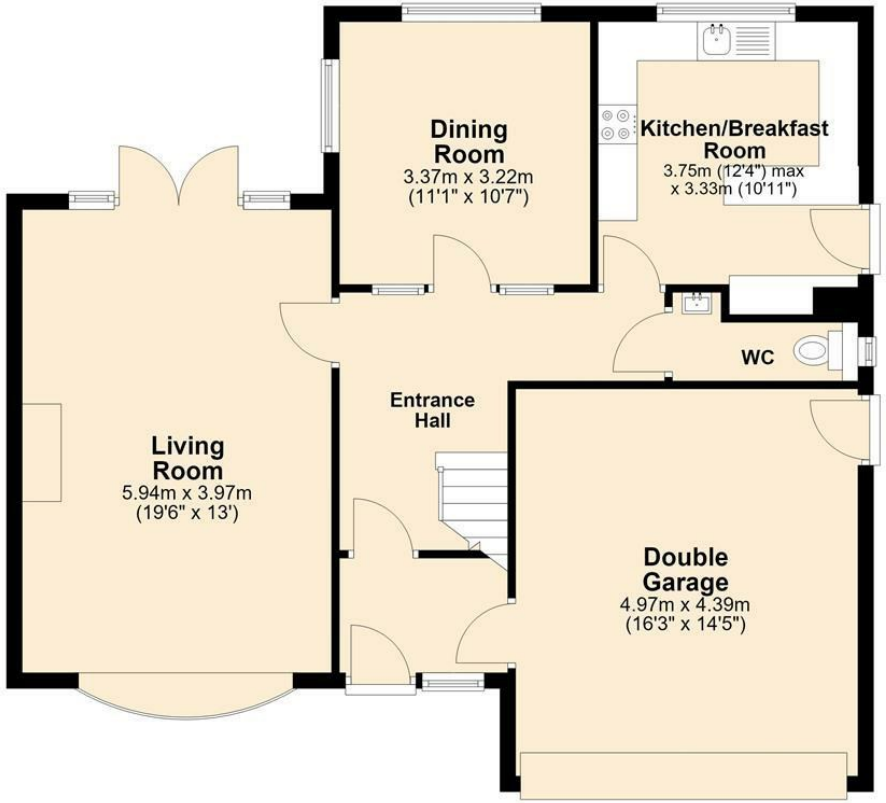






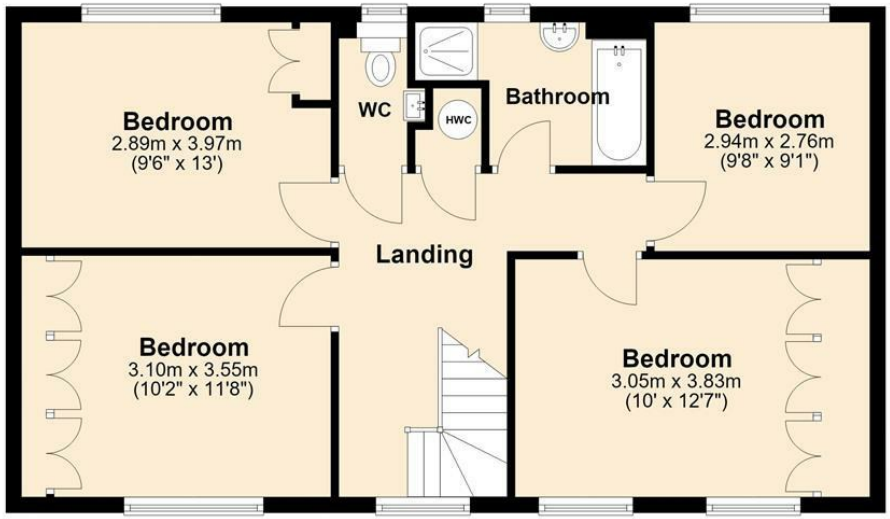
Ground Floor

Approx. 63.2 sq. metres (680.8 sq. feet)
(excluding Double Garage)



First Floor

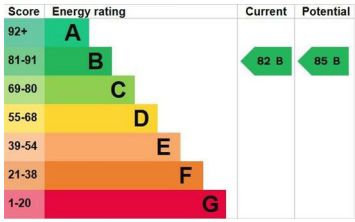
Approx. 66.2 sq. metres (712.9 sq. feet)



Total area: approx. 129.5 sq. metres (1393.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100