



School Lane, Eaton Bray, LU6 2DT
Asking price £450,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

An extended and well proportioned, three bedroom semi detached family home, situated in this rarely available position on School Lane in the village of Eaton Bray. Accommodation currently spans in excess of 1000 sqft and offers further potential to extend subject to the necessary permissions.

The layout includes an entrance hallway, living room, separate dining room, impressive 22ft kitchen/breakfast room, shower room, three double bedrooms and a further refitted shower room.

Externally the property benefits from driveway parking and a delightful private rear garden with a useful garden room.

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

Front Door

Entrance Hallway

Wood flooring. Radiator. Three under stair storage cupboards (one of which has a double glazed window). Stairs rising to the first floor accommodation. Access to the kitchen/breakfast room, dining room and living room.

Living Room

Double glazed window. Radiator. Wood effect flooring. Fireplace with decorative tiling. Log burner.

Dining Room

Double glazed doors to the rear garden. Radiator. Wood flooring.

Kitchen/Breakfast Room

Four double glazed windows. Door to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding washing machine, dishwasher, fridge, freezer and oven. Extractor fan. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Access to the shower room.

Shower Room

Double glazed window. Fitted with a shower area, pedestal wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Two chrome heated towel rails. Extractor fan.

First Floor Landing

Double glazed window. Storage cupboard. Access to the loft. Access to the family bathroom and three bedrooms.

Bedroom

Double glazed window. Radiator. Wood flooring.

Bedroom

Double glazed window. Radiator. Wood effect flooring.

Bedroom

Double glazed window. Velux window. Radiator. Wood effect flooring. Airing cupboard.

Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure with electric shower, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Vinyl flooring. Chrome heated towel rail.

To The Front

An area of block paving providing driveway parking. Planted borders. Gated side access.

To The Rear

A private garden arranged with areas of patio, lawn and hardstanding. Planted borders. Enclosed by timber panel fencing and part low level wall. Summer house with lighting. Outside lighting. Outside tap. Gated side access.

Buyer Information

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.



Sears & Co

www.searsandco.co.uk call: 01442 254 100



First Floor
Approx. 43.3 sq. metres (465.8 sq. feet)



Total area: approx. 96.3 sq. metres (1037.0 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 diligence 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 importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

www.searsandco.co.uk

Sears & Co

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

