

Church Lane, Eaton Bray, LU6 2DJ
Asking price £550,000

Sears & Co
estate & letting agents

** NO UPPER SALES CHAIN **

A well proportioned two bedroom detached bungalow, situated in this exclusive position on Church Lane in the village of Eaton Bray. Accommodation currently spans in excess of 700 sqft over one floor (excluding the garage) and is in need of modernisation throughout.

The layout includes an entrance hallway, 20ft living/dining room, kitchen, two double bedrooms and a family bathroom.

Externally the property further benefits from driveway parking, an area of front garden, garage and a mature private rear garden.

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

Front Door

Entrance Hallway
Radiator. Two storage cupboards. Access to the loft. Access to all rooms.

Living/Dining Room
Double glazed box window. Double glazed sliding doors to the rear garden. Two radiators.

Kitchen
Double glazed window. Double glazed door to the rear garden. Fitted with base level units with work surfaces over. Integrated oven. Space for a freestanding washing machine and fridge freezer. One and a quarter bowl sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Radiator.

Bedroom
Double glazed window. Radiator.

Bedroom
Double glazed window. Double glazed door to the rear garden. Radiator.

Family Bathroom
Double glazed window. Fitted with a three piece suite to include a bath with shower attachment, wall mounted wash hand basin and an enclosed cistern w/c. Partially tiled walls. Radiator.

To The Front
An area of hardstanding providing driveway parking. An area of front garden laid with lawn. Low level brick wall. Hedging. Access to the garage.

To The Rear
A private garden arranged predominantly with lawn. Woodland area. Mature trees and planting. Outside tap. Access to the brick built store shed.

Store Shed
Double glazed window. Access to the garage.

Garage
Accessed via an up and over door to the front and a courtesy door from the store shed.

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.



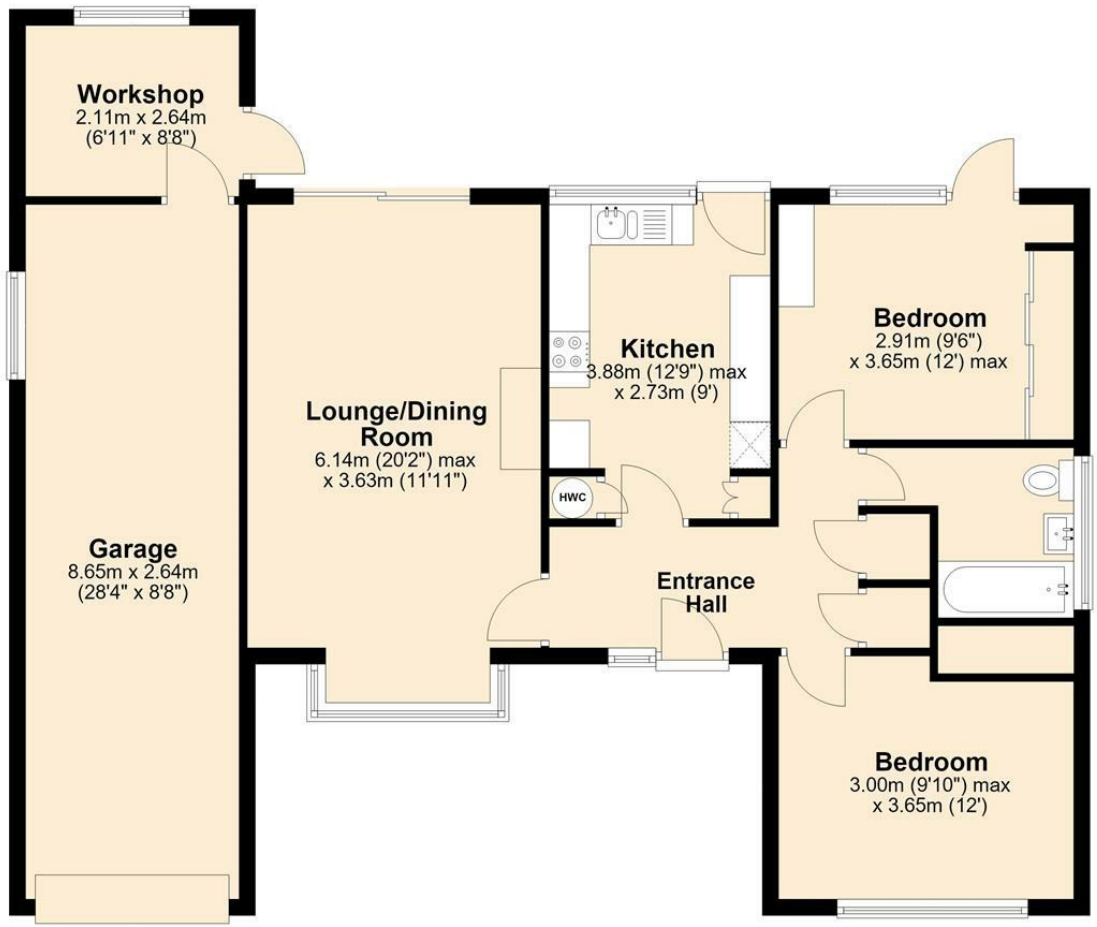




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Ground Floor

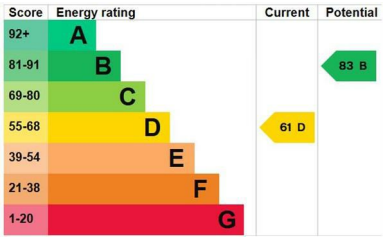
Approx. 67.9 sq. metres (731.0 sq. feet)
(excluding Garage, Workshop)



Total area: approx. 67.9 sq. metres (731.0 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 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
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.



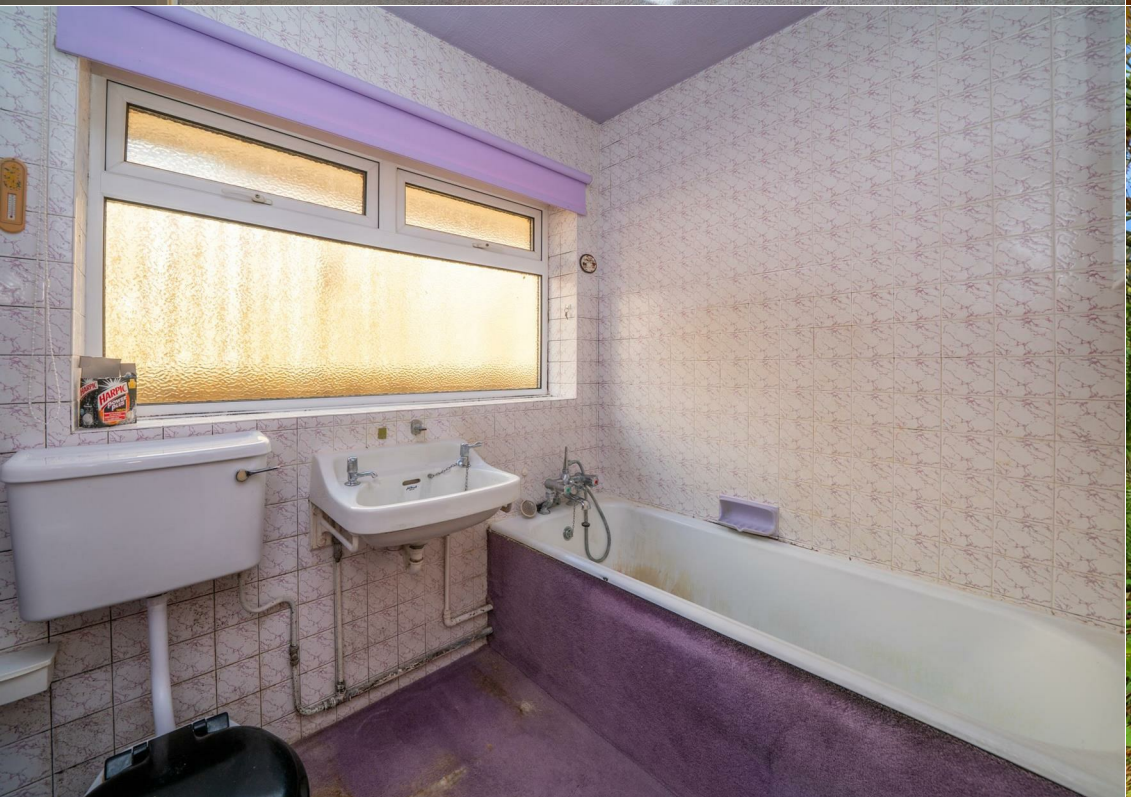
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