4 Bedrooms

2 Bathrooms

3 Receptions

Large garden

Driveway & garage

EPC Band D

Freehold

Council Tax Band:
F £3,523.89 (2025/26)

Local Authority:
Central Bedfordshire Council



ashtons
for life's great moves

Church Lane, Eaton Bray, LU6 2DJ

Guide price of £725,000

Spacious detached chalet bungalow with garage and large garden, located near amenities in this popular village.

Description

This delightful detached home is close to the Dunstable Downs and offers spacious, flexible living accommodation. The substantial ground floor includes an entrance hall, a large dual aspect living room with access to a separate study, ideal for homeworking. The living room opens into a pretty conservatory at the rear. A stylish, modern kitchen is fully fitted with an excellent range of units, overlooking the garden. Additionally, there is a double bedroom with fitted storage and a further reception room, which can also be used as a bedroom if desired. A modern shower room serves both bedrooms. An integral garage, accessed off the study, completes this level. Upstairs, two further double bedrooms are served by a contemporary tiled bathroom with a white three-piece suite. There is generous under-eaves storage on this level. Outside, a gravel driveway provides ample off-street parking. The large rear garden is a particular feature, attractively landscaped with a patio seating area, lawn, and a variety of beds and borders with mature planting.

Location

Eaton Bray offers great amenities with nearby villages and larger towns like Dunstable and Leighton Buzzard providing shops, leisure, and schools. For London commuters, fast trains run from Hemel Hempstead or Tring, and the M1 is just 4 miles away.





In compliance 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 nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







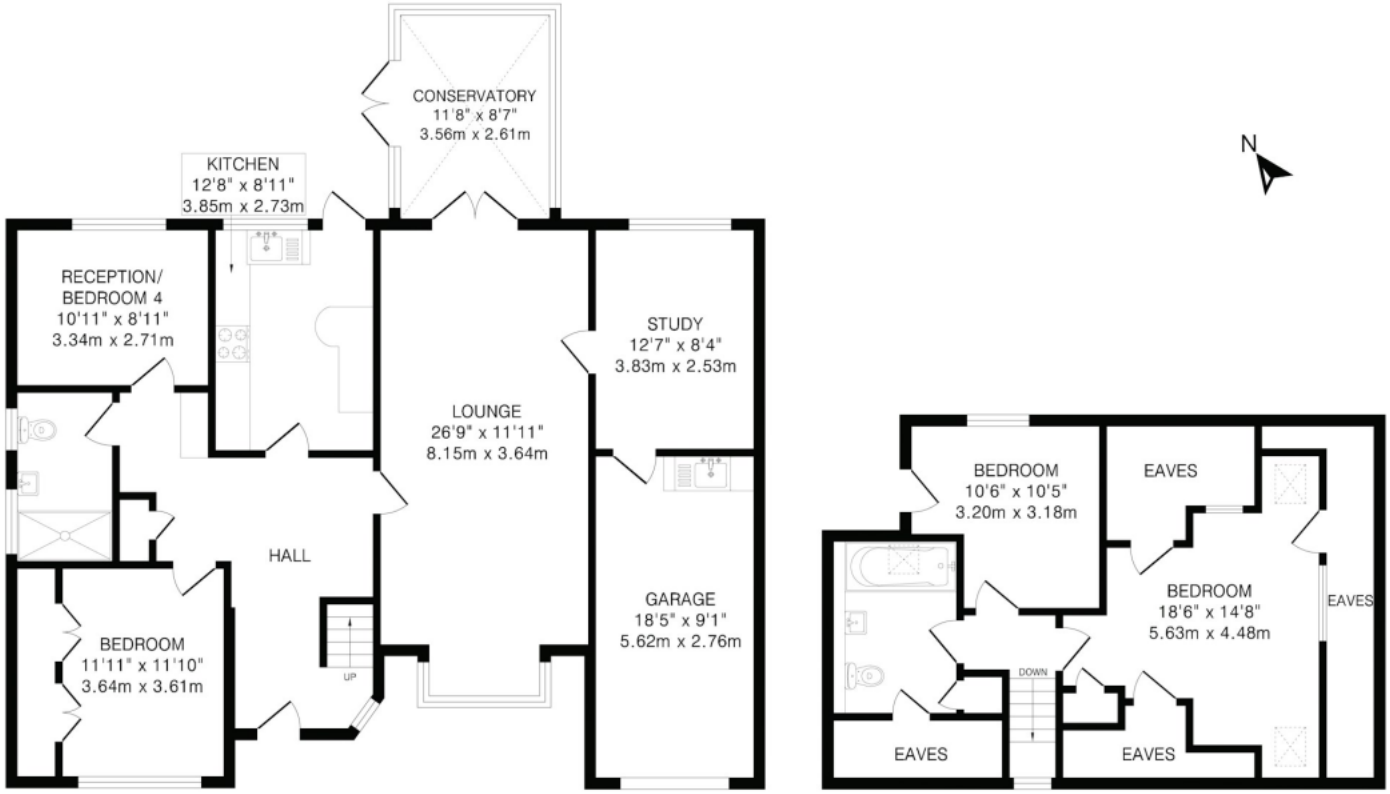












Ground Floor
1328 sq.ft.(123.4 sq.m)approx.

First Floor
394 sq.ft.(36.6 sq.m)approx.

TOTAL FLOOR AREA: 1722 sq.ft.(160.0 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.

ashtons
for life's great moves

01582 793555 | salesvaco@ashtons.co.uk | ashtons.co.uk

Berkhamsted | Harpenden | Hertford | Hitchin | Redbourn | St Albans | Welwyn Garden City