Moor End, Eaton Bray, LU6 2HN
Offers in excess of £425,000

Sears & Co
estate & letting agents

** NO UPPER SALES CHAIN **

A rare opportunity to purchase this unique single storey bungalow, offering just under 900 sq ft of accommodation and occupying a mature, secluded plot of approximately 0.9 of an acre. The property is certainly more than meets the eye, with tremendous potential for further extension, subject to the necessary permissions.

The current layout comprises a spacious 16ft kitchen/dining room, living room with vaulted ceiling and double doors opening onto the stunning grounds, utility area, double bedroom and a family bathroom fitted with a four piece suite.

Externally, the property further benefits from a parking area, partly converted garage and magnificent mature gardens, providing an exceptional degree of privacy.

Please note that the property is subject to a 'no additional dwellings' covenant.

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

Living Room
Double glazed timber doors. Stable door. Sash style window. Port hole window. Two radiators. Vaulted ceiling. Opening to the kitchen/dining room.

Kitchen/Dining Room
Feature window. Sash window. Stable door to the front aspect. Fitted with a range of base level units with work surfaces over. Integrated oven with electric hob and extractor over. Integrated microwave. Freestanding fridge freezer. Tiled flooring. Partially tiled walls. Vaulted ceiling. Access to the inner hallway.

Inner Hallway
Tiled flooring. Radiator. Cupboard housing the boiler. Access to the loft. Access to the conservatory, bathroom, bedroom and kitchen/dining room.

Conservatory
Windows and doors to the side aspect. Fitted with base level units with work surfaces over. Space for a washing machine. Stainless steel sink with drainer unit and mixer tap. Radiator. Tiled flooring. Inner hallway to the garage/store room.

Bedroom
Stable door to the front aspect. Sash window. Radiator.

Second Inner Hallway
Window. Sash door to the rear aspect. Radiator. Space for a freestanding appliance. Access to the conservatory.

Family Bathroom
Sash window. Fitted with a four piece suite to include a quadrant shower enclosure, freestanding bath, wash hand basin and a low level w/c. Tiled flooring. Radiator. Recessed down lighting. Extractor fan.

Loft Area
Two skylight style windows. Radiator.

Garage/Storage
Windows to the front and rear aspect. Double doors to the garden.

To The Front
An area of loose stones and block paving providing driveway parking (accessed via shared driveway). An area of block paving leading to the garage/store room.

To The Rear
A substantial garden arranged with various areas of patio, lawn, orchard, planting, hedging and mature tree. Timber panel fencing and chain link fencing. Natural pond.

Buyer Information
** Please be aware this property is being sold with a no additional dwellings covenant **

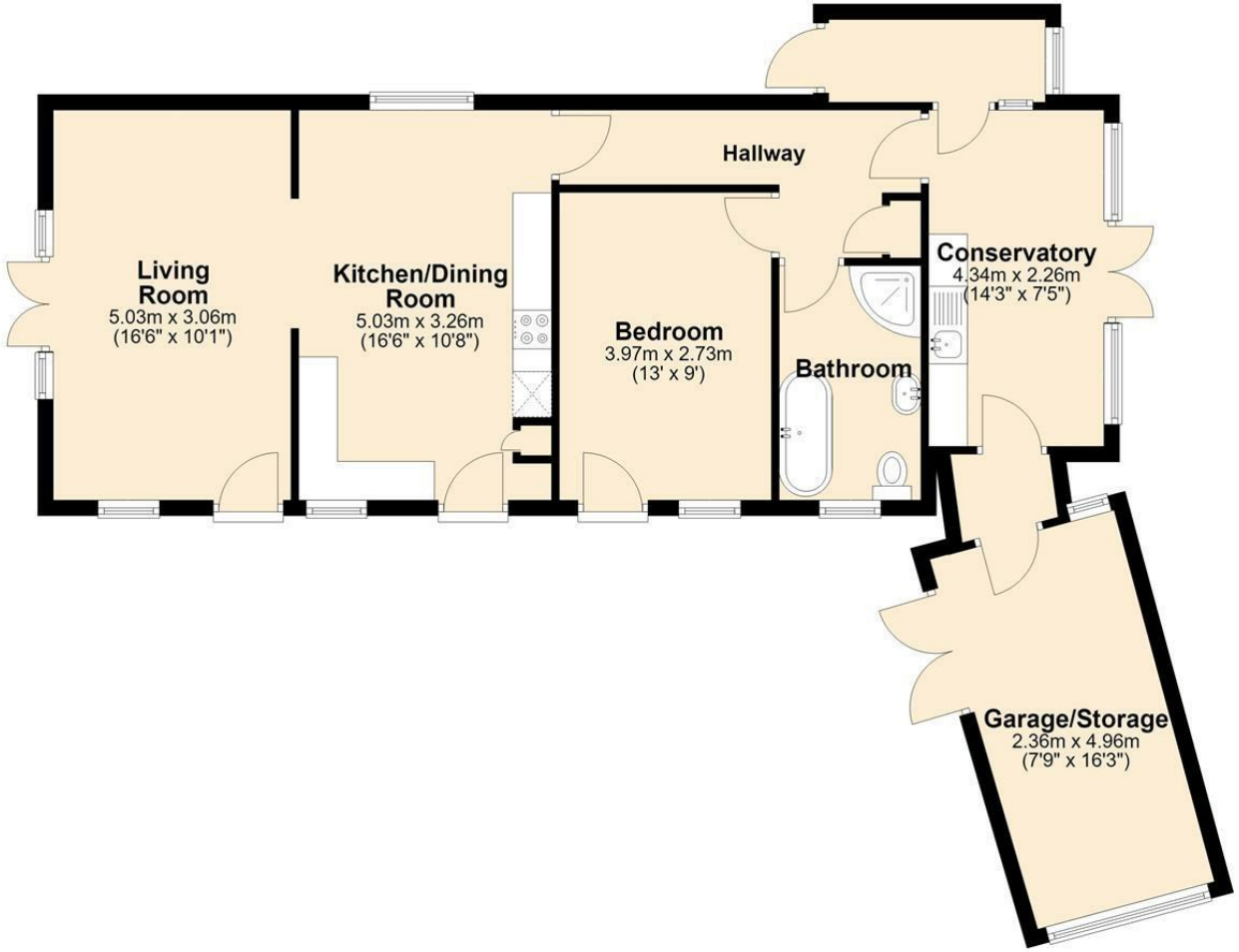
Buyer Information: To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT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

Sears & Co

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

Ground Floor

Approx. 83.2 sq. metres (896.0 sq. feet)



Total area: approx. 83.2 sq. metres (896.0 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
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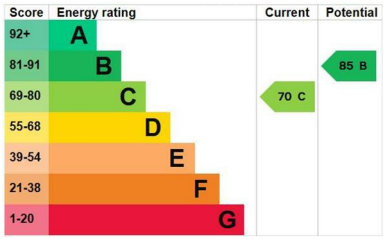
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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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