



Castles

DAMSON WAY
Edlesborough, Buckinghamshire

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£550,000
(Freehold)

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Positioned in a tucked away location, this five year old four bedroom semi detached property is offered to the market in fantastic condition.



Spread over three floors the spacious accommodation and fantastic setting backing onto the allotments is the perfect blend between style and modern living. Stepping into the light-filled entrance hall, where the stairs rise to the first floor conveniently located off the hallway, you'll find a downstairs toilet and a large storage cupboard, and doors to the lounge and kitchen. The generous lounge greets you with its inviting ambiance and features a delightful bay window, flooding the room with natural light. Prepare to be impressed by the L-shaped kitchen diner, boasting modern fixtures and fittings along with breakfast bar. The integrated eye-level oven, built-in fridge freezer and hob. The kitchen also features a dishwasher. French doors open to the garden, allowing for seamless indoor-outdoor living. Adjacent to the kitchen, a utility room awaits, complete with sink and space for washing machine and tumble dryer. A convenient door leads to the side of the property, providing access to the driveway and garage.

On the first floor, you'll discover 3 of the 4 bedrooms. The fourth bedroom, offering delightful views over the allotments behind. This versatile space could also be used as a home office or study. The bathroom on this level is equipped with a 4-piece suite, including shower separate bath and a wall-mounted heated towel rail. The second bedroom on this floor is a generous double, complete with a built-in wardrobe, providing ample storage space. With the third bedroom also offering a great size space. Ascending to the top floor, you'll find a bedroom with breathtaking, far-reaching views. This room is enhanced by an en-suite featuring a Velux window and a wall-mounted heated towel rail.

Specifications

- Exclusive development
- Views over allotments
- 4 bedroom family home
- En-suite to master bedroom
- Kitchen diner with breakfast bar
- Garage and driveway parking
- Grammar school catchment



The private garden surprises you with a larger-than-expected grassed space and decked area. Driveway parking leads to the garage.



A little about the corner of the world we call home...

We are lucky to be situated on the borders of Bedfordshire and Buckinghamshire, with views of the area which extend from Eaton Bray into the parish of Edlesborough and outlying villages.

The name 'Eaton' derives from the old English 'eitone', meaning 'farm by a river'. In the Domesday Book it was listed just as Eitone while 'Bray' comes from Sir Reginald Bray and the family that once owned the manor located at what is today 'Park Farm'. At one time Eaton Bray had a moated castle at the farm and what remains of it is now open to the public for fishing.

The village also houses the 'Coffee Tavern' which was built by a teetotal vicar of the parish to encourage the villagers out of the local public houses and was financed by the Wallace family known for their nurseries which grew famous carnations. Many of the roads in the area are named after them.

Edlesborough is next to Eaton Bray, just over the county boundary in Bedfordshire – about 3 miles (5 km) west-south-west of Dunstable. It offers easy commuting with train

travel times from nearby Cheddington to London Euston around 45 minutes. Luton Airport is just over 8 miles away.

There are also good education opportunities with the Eaton Bray and Edlesborough Academies nearby for primary schooling while the area is within the catchment for a number of good secondary schools.

As well as the village of Edlesborough itself, the civil parish also includes the hamlets of Dagnall, Northall and part of Ringshall. Hudnall was transferred in 1885 to the parish of Little Gaddesden in Hertfordshire. Other villages in the area include Totternhoe, Slapton, Northall, Whipsnade – famous for its zoo-, Studham and Invinghoe Aston.

All offer the benefits of a semi-rural environment with close proximity to a wide range of facilities. There are many areas of natural beauty and open spaces such as the Dunstable Downs and Gateway Centre and Mead Open Farm.

With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.



Tenure: Freehold

Council Tax Band: E

EPC Rating: B

Total area: approx. 134.8 sq. metres (1450.7 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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