





Guide Price
£475,000

Set in the heart of the ever-popular village of Cheddington within close proximity to both the market town of Tring and Leighton Buzzard, with local amenities, schools and rail links to London this well presented three bedroom bungalow comprises a kitchen/dining room, separate lounge, family bathroom and utility room. The property also benefits from driveway parking and, front and rear gardens.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Double glazed window to front. Radiator, doors to lounge, dining room, bedrooms one and three and bathroom.

LOUNGE

Double glazed patio doors to side. Free standing log burner, radiator.

DINING ROOM

Double glazed window to front. Floor and wall mounted units, radiator, door to bedroom two.

KITCHEN

Double glazed window and double glazed patio doors to rear. Range of floor and wall mounted units with work surface over, stainless steel sink and drainer, space for freestanding cooker, dishwasher and fridge.

UTILITY

Double glazed window to rear. Range of wall and floor standing units with worksurface over, stainless steel single drainer sink, boiler, door to kitchen.

BEDROOM ONE

Double glazed window to front. Built in wardrobes, radiator.

BEDROOM TWO

Double glazed window to front. Radiator, door to dining room.

BEDROOM THREE

Double glazed window to rear. Radiator.

BATHROOM

Double glazed window to rear. Bath with overhead shower, wash hand basin with drawer unit below, low level w.c., radiator.

OUTSIDE

PARKING

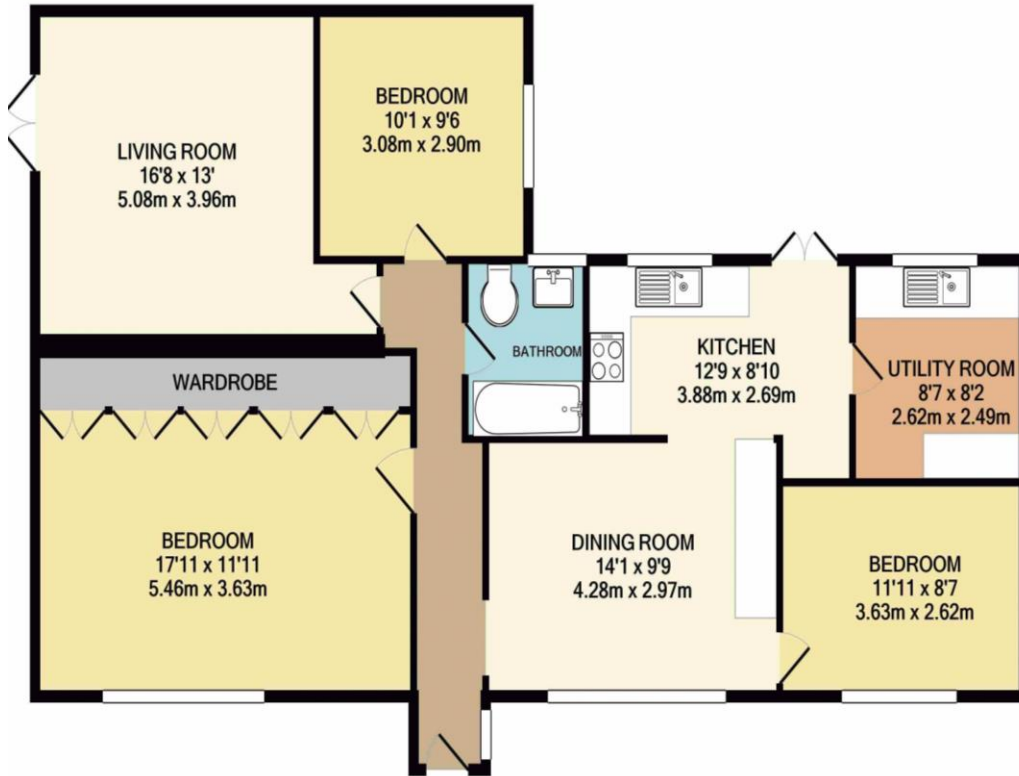
Block paved driveway providing off road parking for three cars.

FRONT GARDEN

Low level brick wall, mainly laid to lawn with steps leading to front door.

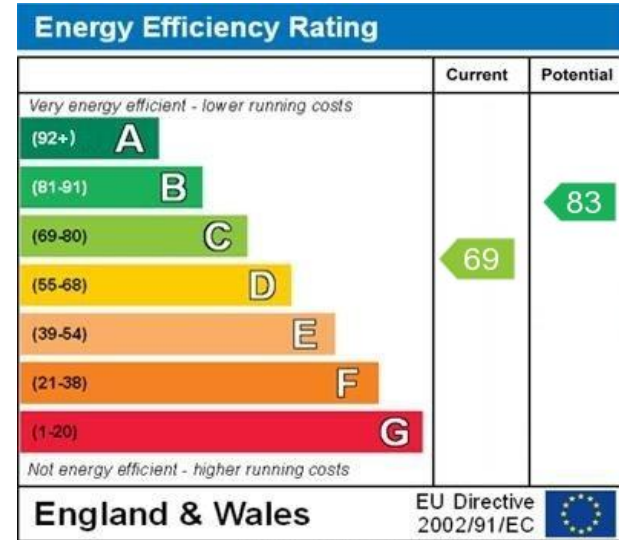
REAR GARDEN

Three timber sheds, access to front from both sides, mainly laid to lawn with patio area, enclosed by wood panel fencing and brick wall.



TOTAL APPROX. FLOOR AREA 1042 SQ.FT. (96.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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