





Guide Price
£700,000

Set back in the heart of the village of Cheddington this three/four bedroom detached family home built less than 5 years ago is welcomed to the market offering an open plan kitchen/dining room, lounge, study/bedroom four, utility and downstairs cloakroom. Other benefits also include a generous garden that wraps around the property, private gated driveway for numerous cars and just a short walk to the local primary school and amenities.

Property Description

ENTRANCE

Door to entrance hall.

ENTRANCE HALL

Stairs to first floor with storage cupboard below, underfloor heating.

CLOAKROOM

Low level WC, wash hand basin, double glazed window, underfloor heating.

SITTING ROOM

A triple aspect room with double glazed windows to front and side and double glazed double doors to rear, underfloor heating.

STUDY/BEDROOM 4

Double glazed window to side, underfloor heating.

KITCHEN/FAMILY ROOM

Floor and wall mounted units with granite work surfaces over, sink unit, built in oven and hob with extractor fan over, integrated dishwasher, fridge and freezer, underfloor heating, double glazed window to side and double glazed bi folding doors to rear.

UTILITY ROOM

Floor standing units with work surfaces over, plumbing for automatic washing machine, Wall mounted boiler, double glazed window and door to side.

LANDING

Doors to all bedrooms, bathroom and storage cupboard.

BEDROOM ONE

Double glazed window to side, Built in wardrobes with matching draw units. Radiator.

EN-SUITE

Tiled shower cubical, low level w.c., wall mounted hand wash basin with mixer tap, heated towel rail.

BEDROOM TWO

Double glazed window to front and two double glazed Velux windows to the side. Radiator.

BEDROOM THREE

Double glazed window to rear. Radiator.

BATHROOM

Comprising of a panel bath with shower over, wash hand basin, low level WC, double glazed frosted window and electric Velux skylight with wireless controller.

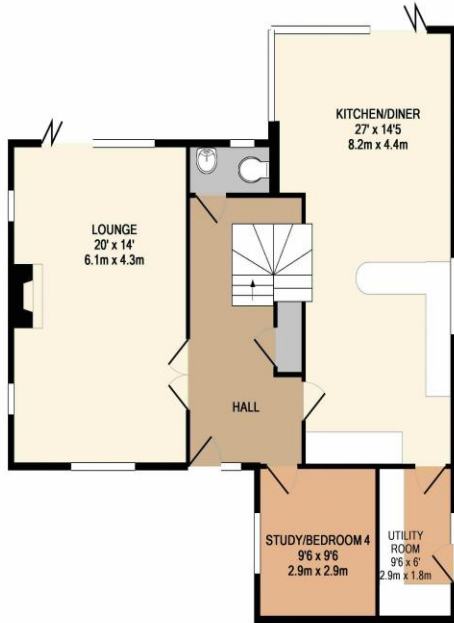
OUTSIDE

FRONT GARDEN

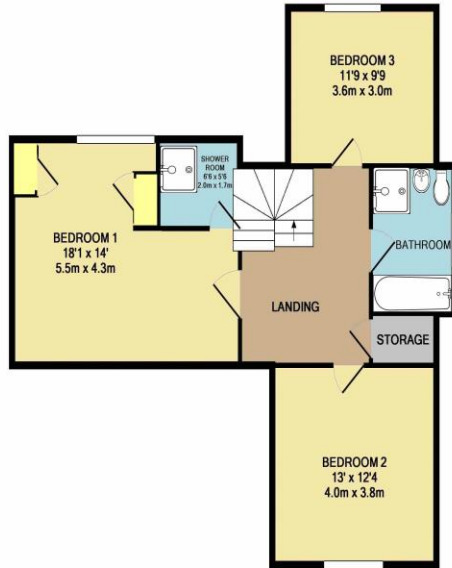
Gated driveway providing parking for numerous cars.

REAR GARDEN

A good sized garden which extends to the side and rear which is mainly laid to lawn with paved patio area, raised flower and shrub beds and water feature, outside lights, outside tap, all enclosed by panel fencing. Storage shed.

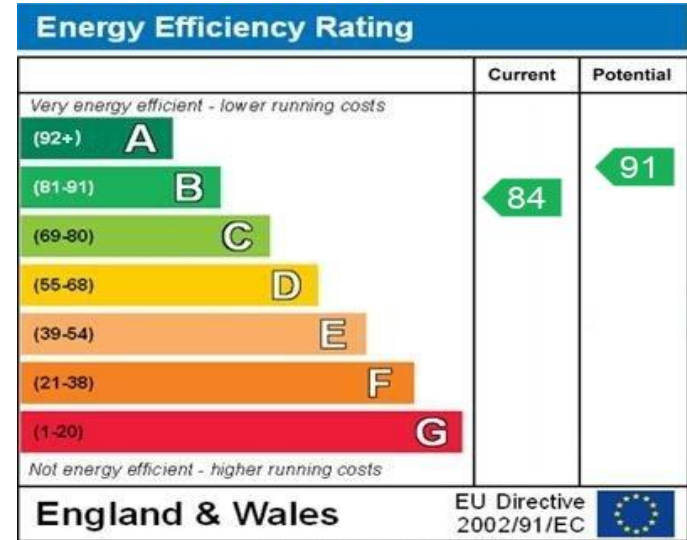


GROUND FLOOR
APPROX. FLOOR
AREA 948 SQ.FT.
(87.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 732 SQ.FT.
(68.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1678 SQ.FT. (155.9 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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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk