





£625,000

Situated on a quiet cul-de-sac in the popular village of Cheddington, with links into London Euston, this well presented four double bedroom home is welcomed to the market offering open plan kitchen dining room with French doors out onto the garden, lounge, en-suite shower room to master bedroom and cloakroom. The property also benefits from driveway parking for two cars and a garage.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Radiator, stairs rising to first floor.

CLOAKROOM

Low level WC, pedestal wash hand basin, radiator.

LOUNGE

Double glazed window to front aspect. Radiator.

KITCHEN/DINING ROOM

Double glazed window and door to rear. Fitted with a range of floor and wall-mounted units with work surface over, double drainer stainless steel sink unit with mixer tap, built-in oven and hob with extractor fan over, integrated dishwasher, integrated washing machine, fridge freezer, radiator, under stairs storage cupboard.

LANDING

Double glazed window to side aspect. Access to loft space, linen cupboard.

BEDROOM ONE

Double glazed window to front aspect. Radiator, a range of built-in wardrobes.

EN-SUITE

Double glazed window. Tiled shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail.

BEDROOM TWO

Double glazed window to front aspect. Radiator, built-in wardrobes.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, built-in wardrobe.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed window. Low level WC, part tiled walls, panelled bath with shower unit over, pedestal wash hand basin, heated towel rail.

OUTSIDE

GARAGE

Garage with up and over door, power and lighting, wall-mounted gas fired boiler.

REAR GARDEN

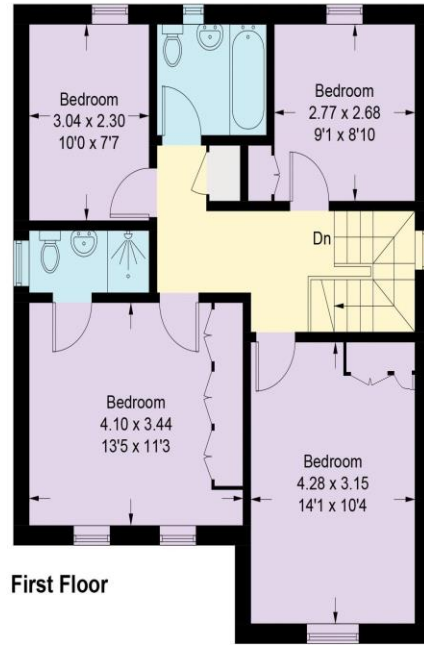
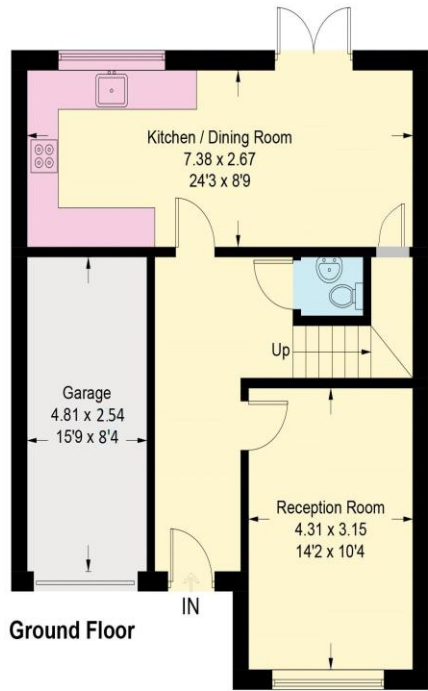
Mainly laid to lawn with paved patio area, all enclosed by panel fencing, outside cold water tap, gated side access.

FRONT GARDEN

Lawn area, path leading to front door.



Reynolds Mead



Approximate Total Area
 1194 sq ft / 110.9 sq m
 Garage = 123 sq ft / 11.0 sq m
 Total = 1317 sq ft / 121.9 sq m

This plan is for layout guidance only.
 Not drawn to scale unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan,
 please check all dimensions,
 shapes and compass bearings before
 making any decisions reliant upon them. (ID1098402)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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