





£595,000

A tastefully extended three/four bedroom link detached family home located in a quite cul-de-sac in the village of Cheddington. Ideally located within easy walking distance of local amenities, Cheddington combined school and mainline train station the property enjoys accommodation comprising kitchen/dining/family room, utility room, main bedroom with en-suite and dressing room (previously bedroom four), garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, doors to lounge, utility, kitchen/dining room and WC.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, wash hand basin, radiator.

LOUNGE

Double glazed double door to rear. Radiator, under stairs storage cupboard.

FAMILY ROOM

Double glazed double doors to rear. Radiator.

KITCHEN/DINING ROOM

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, space for range cooker with extractor fan over, plumbing for dishwasher, one and a half bowl stainless steel sink with mixer tap, space for American styled fridge freezer, two radiators, opening to family room.

UTILITY

Double glazed window to front aspect. A range of wall-mounted and floor standing units with work surface over, space for tumble dryer, plumbing for washing machine.

BEDROOM ONE

Double glazed window to front aspect. Built-in wardrobes, radiator, door to en-suite, opening to dressing area.

EN-SUITE

Double glazed frosted window to front aspect. Tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

BEDROOM FOUR/DRESSING AREA

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Airing cupboard housing water cylinder, radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with mixer tap and shower attachment, low level WC, wash hand basin, heated towel rail.

OUTSIDE

GARAGE

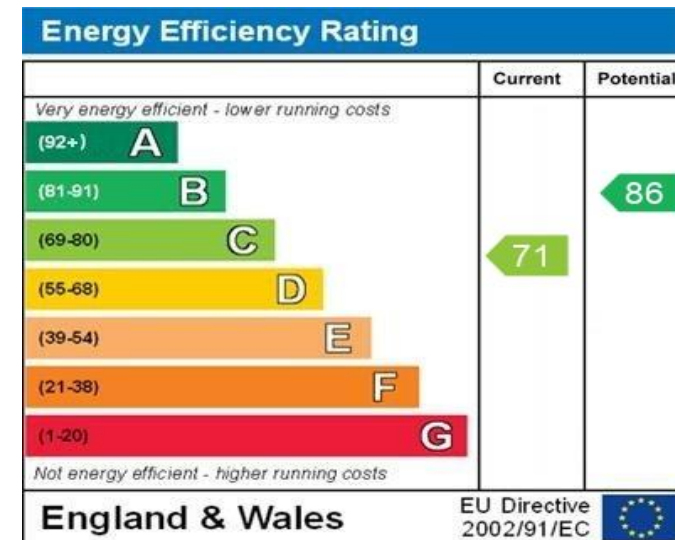
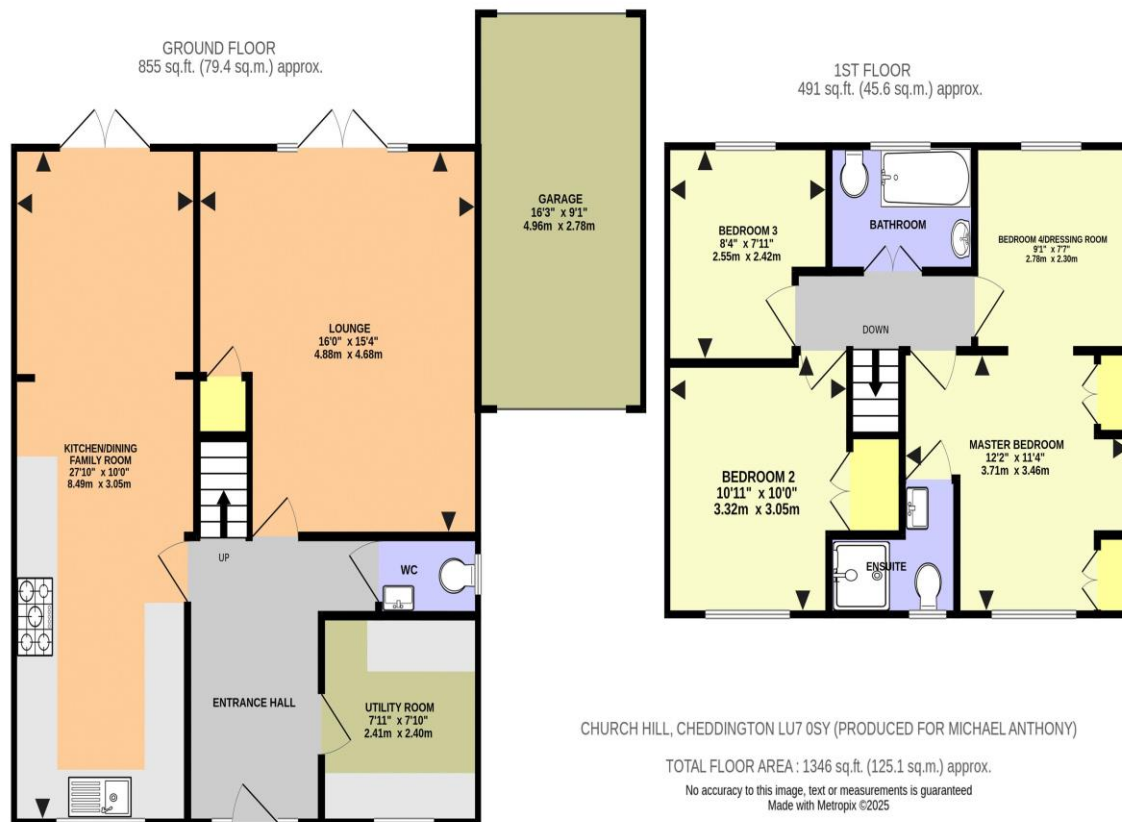
Garage with metal up and over door to front and rear, wall-mounted gas boiler, power and lighting.

FRONT GARDEN

Path to front door, shingled area, flower and shrub beds, side access.

REAR GARDEN

Patio area, lawn area, flower and shrub beds, outside light, outside tap, side access, access to garage.



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