







**Guide Price**  
**£400,000**

Situated in the Buckinghamshire village of Cheddington this tastefully extended three bedroom semi detached family home is marketed with no onward chain and offers easy access to all local amenities including the nearby train station to London Euston. Benefits include a kitchen/breakfast room, two reception rooms, enclosed gardens, garage and driveway parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs rising to first floor, opening to dining room, door to lounge.

## LOUNGE

Double glazed bay window to side aspect. Feature fireplace, radiator.

## DINING ROOM

Double glazed bay window to front aspect. Radiator, opening to kitchen.

## KITCHEN/BREAKFAST ROOM

Double glazed window to side aspect, double glazed sliding door to side. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl stainless steel sink with mixer tap, built-in oven and hob with extractor fan over, space for under counter fridge and freezer, radiator, quarry tiled floor, plumbing for dishwasher and washing machine.

## LANDING

Access to loft space, airing cupboard.

## BEDROOM ONE

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

## BEDROOM TWO

Double glazed window to side aspect. Radiator, storage cupboard housing wall-mounted gas boiler, storage cupboard.

## BEDROOM THREE

Double glazed window to side aspect. Radiator.

## SHOWER ROOM

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

## OUTSIDE

## GARAGE

Garage with electric up and over door, power and lighting, window to rear.

## FRONT GARDEN

Laid to lawn with path to front door, shrub areas.

## REAR GARDEN

Outside tap, patio area, shrub area, timber fencing.



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.

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