

Guide Price
£450,000

Situated in the picturesque village of Cheddington this three bedroom semi-detached property has been modernised throughout to provide light, spacious accommodation including lounge, kitchen/dining room, refitted family bathroom, private rear garden and driveway parking for multiple cars.

Property Description

ENTRANCE

Double glazed front door to:

ENTRANCE HALL

Radiator, stairs rising to first floor, door to lounge.

CLOAKROOM

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

LOUNGE

Double glazed bi-folding doors to rear. Radiator, opening to kitchen/dining room.

KITCHEN/DINING ROOM

Double glazed windows to front and rear aspects. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, space for range cooker with extractor fan over, plumbing for washing machine, space for American style fridge freezer, radiator, breakfast bar, storage cupboard, concealed wall-mounted gas combi boiler, two radiators.

LANDING

Double glazed window to front aspect. radiator, access to loft space.

BEDROOM ONE

Double glazed door to rear Juliette balcony. Built-in wardrobes, radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to side aspect. Radiator.

BATHROOM

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

OUTSIDE

FRONT GARDEN

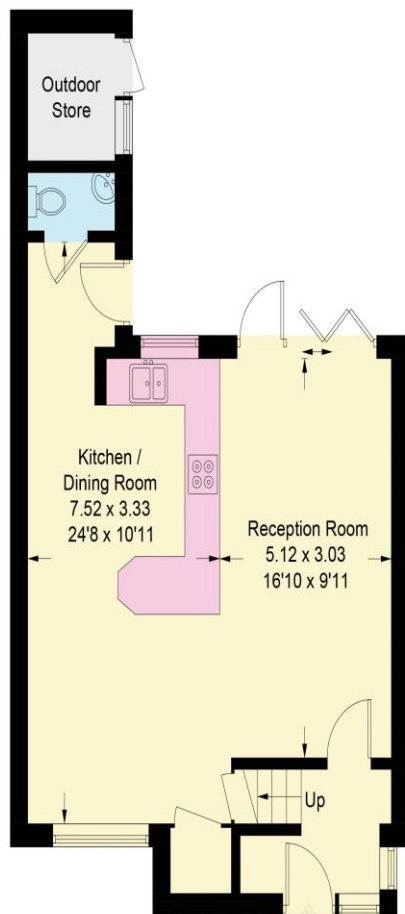
A shingled garden providing parking for several cars, pathway to front door.

REAR GARDEN

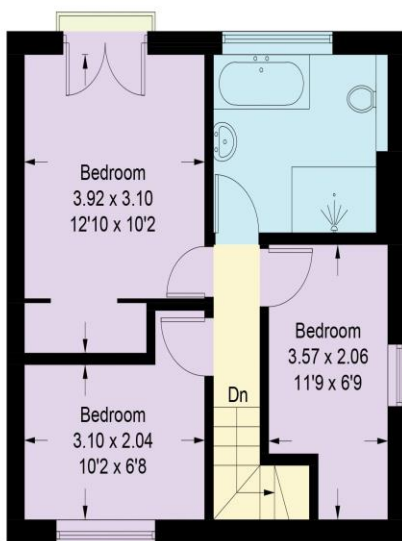
Mainly laid to lawn with patio area, timber storage shed, further timber shed with power, cold water tap, gated side access, enclosed by panel fencing.

Michael
ANTHONY

Barkham Close



Ground Floor



First Floor

Approximate Total Area
890 sq ft / 82.7 sq m
(Excluding Outdoor Store)

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. (ID1235873)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	84
(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

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