



Church Hill, Cheddington, Leighton Buzzard, LU7 0SY

welcome to

Church Hill, Cheddington, Leighton Buzzard

A WELL-PRESENTED home in the popular town of CHEDDINGTON just a short walk from the TRAIN STATION and local public houses. Good sized garden for relaxing and entertaining. Two good sized bedrooms and a large living room. The kitchen overlooks the garden greenery.

Entrance Porch

Double-glazed door to the side, double-glazed window to the front and inner door to the lounge.

Lounge / Diner

12' 9" x 12' 8" (3.89m x 3.86m)

Stairs to the first floor, engineered oak flooring and radiator. Space for an entertainment unit and double-glazed window to the front.

Kitchen

10' 7" x 6' 5" (3.23m x 1.96m)

Partially tiled, fitted kitchen with a mix of high gloss wall and base units with wood effect work surface and space saving pull out units. Stainless steel sink with drainer, integrated electric oven and gas hob with stainless steel extractor over. Integrated dishwasher and fridge/freezer. Space for a washing machine, Gas central heating boiler and spotlights. Bi-fold doors to the lounge and door leading into the conservatory.

Conservatory

Double-glazed windows to the rear and side, polycarbonate roof, laminate floor and radiator. Double-glazed sliding door leading out to the garden.

First Floor Landing

Stairs from the ground floor and loft access. Doors to both bedrooms and bathroom.

Bedroom One

9' 2" x 9' 1" (2.79m x 2.77m)

Built-in storage cupboard with hanging rail and space for shoes. Radiator and double-glazed window to the front.

Bedroom Two

10' 1" x 6' 5" (3.07m x 1.96m)

Radiator and double-glazed window to the rear.

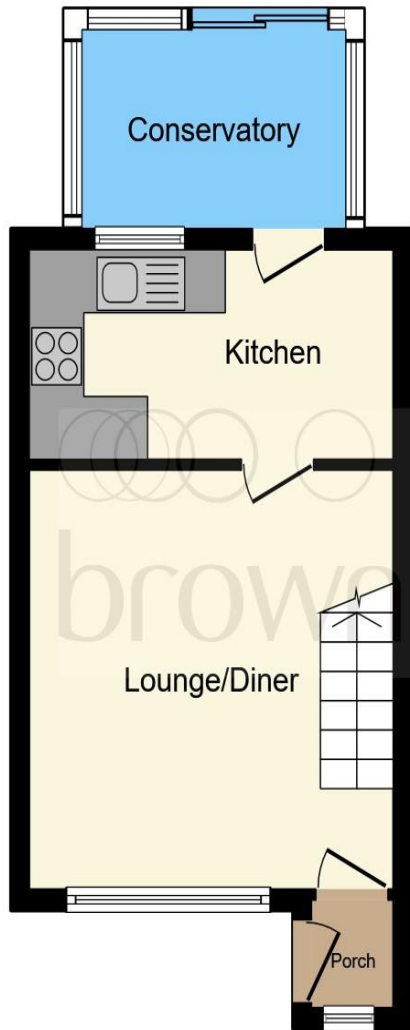
Bathroom

Brick effect tiled walls, pedestal wash hand basin, concealed flush WC and panel bath with mixer taps, a rise/fall electric shower over and fitted shower screen. Chrome towel rail and double-glazed 'obscured' window to the rear.

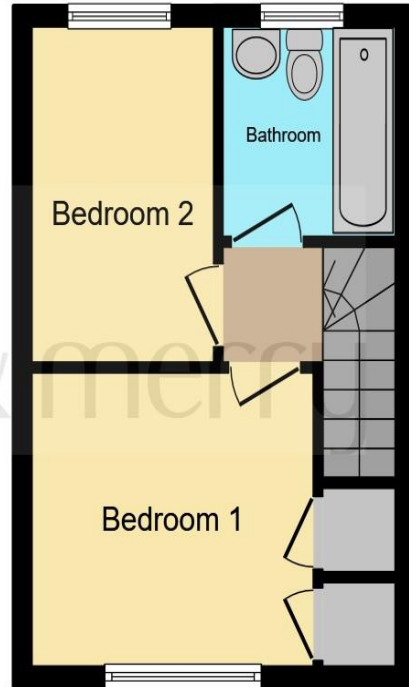
Outside

Rear Garden

Shingle landscaped with step stone pathway, raised vegetable planters, borders with small bedding plants and shrubs. Water tap plus gated side and rear access.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Cheddington, Leighton Buzzard

- TWO BEDROOM SEMI-DETACHED
- VILLAGE LOCATION
- WITHIN WALKING DISTANCE OF THE TRAIN STATION
- CONSERVATORY
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: C

offers in excess of

£325,000



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