



Church Hill, Cheddington Leighton Buzzard LU7 0SY

welcome to

Church Hill, Cheddington Leighton Buzzard

TURNKEY CONDITION! A perfect one-bedroom home! Re-furbished throughout and located in this prime village location this is a must-see property. Re-fitted kitchen, re-fitted shower room, private enclosed garden, transport links to London. This home has it all!

Entrance Hall:

Double-glazed door to the front and door to the lounge.

Lounge:

12' 11" max x 11' 11" (3.94m max x 3.63m)

Stairs to the first floor and double-glazed window to the front. Door to the kitchen.

Kitchen:

12' 11" x 6' 6" (3.94m x 1.98m)

Fitted kitchen with a mix of wall and base units with work surface over, sink with drainer. electric eye level oven and induction hob with extractor fan over. Integrated dishwasher and space for a washing machine and a fridge/freezer. Double-glazed window to the rear and double-glazed door leading out to the garden.

First Floor Landing:

Stairs from the ground floor and double-glazed window to the rear. Access via a built-in loft ladder to a partially boarded loft. Doors to the bedroom and shower room.

Bedroom:

12' 11" max x 9' 2" (3.94m max x 2.79m)

Airing cupboard and double-glazed window to the front.

Shower Room:

Fully tiled with wash hand basin set in a vanity unit, low level w.c. and double shower cubicle. Extractor fan and double-glazed obscured window to the rear.

Outside:

Front Garden:

Mainly laid to lawn with a path leading to the front door.

Outbuilding:

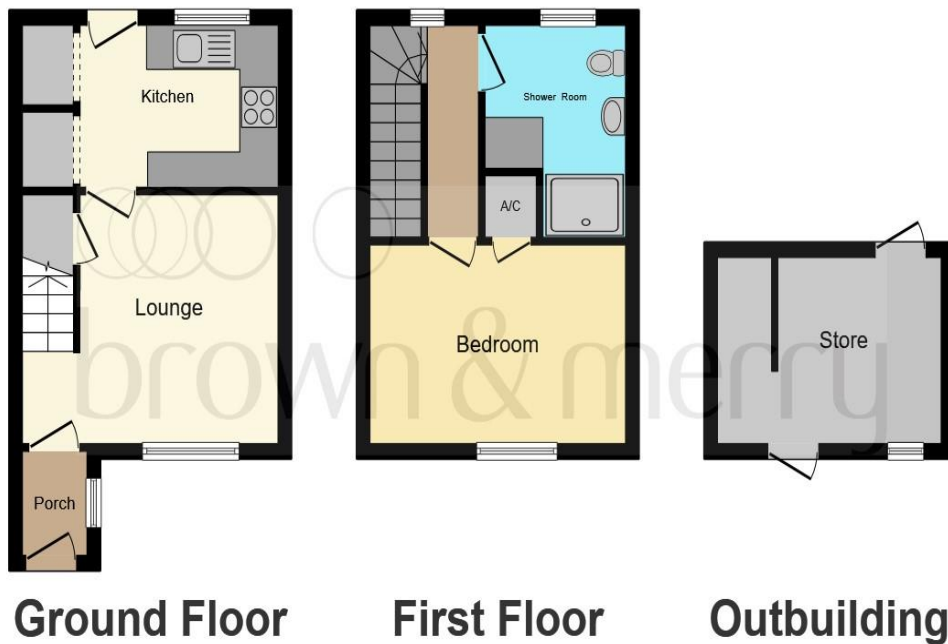
With electricity - currently used as a home office and storage.

Rear Garden:

Landscaped garden with artificial grass and a paved patio area.

Parking:

Allocated parking for 1 car and general parking for residents and visitors.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Church Hill,
Cheddington Leighton Buzzard

- PERFECT FIRST-TIME BUY
- RE-FURBISHED THROUGHOUT
- RE-FITTED KITCHEN AND SHOWER ROOM
- PRIME VILLAGE LOCATION
- IMMACULATE CONDITION

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price
£265,000



view this property online [brownandmerry.co.uk/Property/LBZ109314](https://www.brownandmerry.co.uk/Property/LBZ109314)



Property Ref:
LBZ109314 - 0006

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