



REYNOLDS MEAD  
CHEDDINGTON LU7 0GP

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£775,000 FREEHOLD

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**Brown & Merry are delighted to present this modern five bedroom double fronted detached house in Cheddington.**

This 3-4 year old property offers practicality and comfort whilst also being within close proximity to fantastic local amenities, schools and transport links. With 6/7 years remaining on the NHBC warranty it also offers great peace of mind.

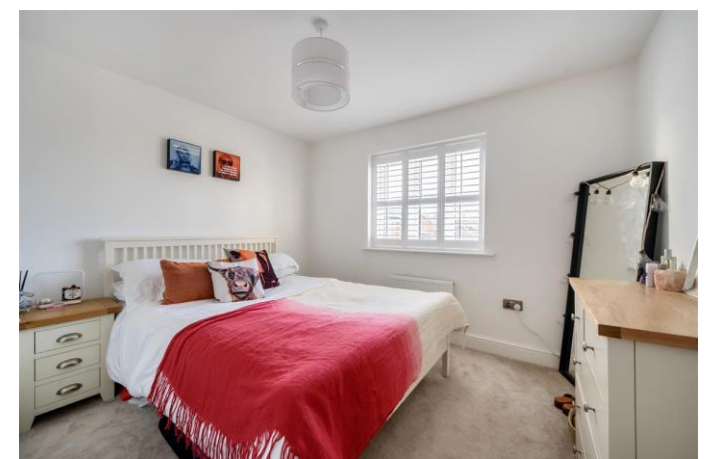
The ground floor welcomes you with a spacious entrance hall, a convenient cloakroom, and an open plan kitchen/dining/sitting room, creating a warm and inviting atmosphere. The utility room adds practicality to daily living, while the dual aspect living room offers a perfect place to unwind and relax.

Venturing upstairs, the first floor accommodates four double bedrooms, each thoughtfully designed for optimal space utilization. The master bedroom features an en-suite for added convenience. Additionally, a fifth bedroom/study provides flexibility for various needs.

Outside you will find a well-presented south westerly facing rear garden, enclosed with close board timber fencing. The patio has been professionally extended to offer a perfect place to enjoy those summer evenings. There is parking and a large double garage with further space for storage.

Cheddington is a very sought-after Buckinghamshire village which has two Churches, school, village shop, two pubs, station for London (Euston) and the north, sports fields and a village hall that serves as a community centre serving many clubs and events. The market town of Leighton Buzzard is about four miles away providing good day-to-day shopping facilities, and the County Town of Aylesbury is about nine miles away with Grammar Schools Cheddington is within the catchment area for these Grammar Schools), under-cover shopping centre and recreational facilities. The M25 is within easy reach, via the A41 from Tring.





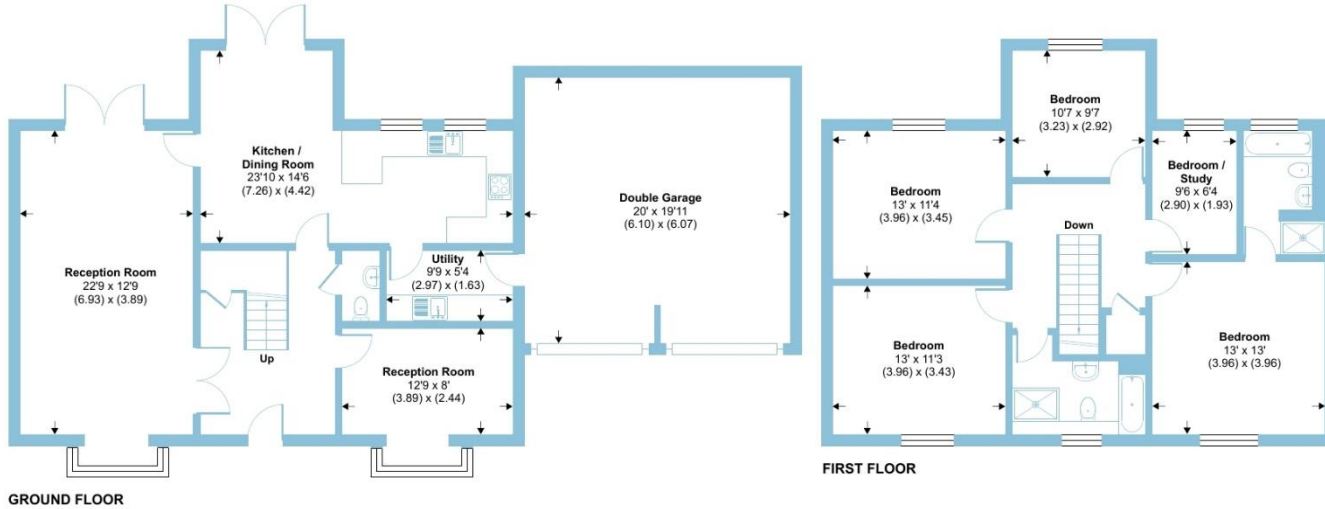
# Reynolds Mead, Cheddington, Leighton Buzzard, LU7

Approximate Area = 1838 sq ft / 170.7 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 2238 sq ft / 207.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Merry. REF: 1077116



TRG107820 – Version 5

EPC rating – TBC Council Tax Band - G

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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