



**CHURCH HILL**  
**CHEDDINGTON LU7 0SY**

# CHURCH HILL, CHEDDINGTON, LU7 0SY

GUIDE PRICE **£315,000** FREEHOLD

**Brown & merry are delighted to welcome to the market this extremely well presented two bedroom house in the picturesque village of Cheddington, Buckinghamshire, located within a short distance of rail links to London Euston and fantastic local amenities, village pubs, shop and schools.**

Situated in a popular cul-de-sac, the property is very well presented, with uPVC double glazed windows and oil central heating. The porch provides space to kick off shoes before continuing through to the living room which is lovely and light and features laminate wood flooring. The kitchen at the rear is fitted with a range of units with work surfaces and a built in electric oven and hob with space for a fridge freezer, dishwasher and washing machine. A back door leads directly onto the lovely, private rear garden. On the first floor there is a double bedroom with ample storage and walk in wardrobe area and a second bedroom for guests or use as home office if working from home. There is a newly refitted bathroom suite complete with shower over the bath, hand wash basin and low level WC.

Outside to the rear there is an enclosed rear garden with patio and lawn laid to the remainder. There is also a gate for access to the rear where you'll find the allocated parking.

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.

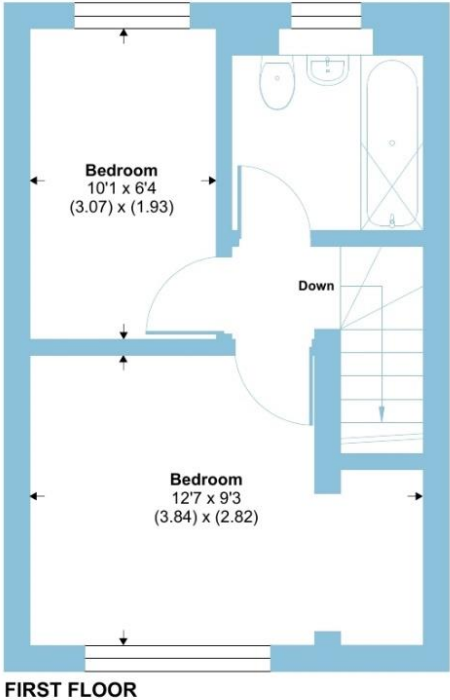
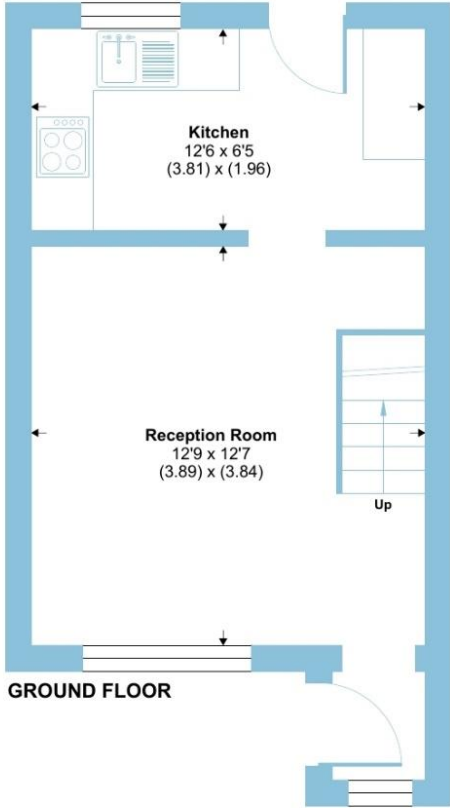




# Church Hill, Cheddington, Leighton Buzzard, LU7

Approximate Area = 515 sq ft / 47.8 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: 1101501



TRG107746 – Version 6  
EPC rating – D Council Tax Band - C

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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