



BROWNLOW LANE
CHEDDINGTON LU7 0SS

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£439,950 FREEHOLD

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An attractive, modern character family home with an open fireplace, driveway and garage in a sought after cul-de-sac in the Buckinghamshire village of Cheddington, close to pub/restaurants, shop, school, church and train station.

This attractive family home is located in a peaceful cul-de-sac in the centre of Cheddington village, close to amenities. Just around the corner you will find the village shop for your day to day shopping requirement, and the school, park, church and two pub/restaurants. Also within walking distance is Cheddington train station which provides a frequent service to London Euston and the North.

The house itself is very well presented throughout and benefits from modern uPVC double glazing and gas central heating. The front door opens to a welcoming entrance hall with wood flooring and stairs to the first floor. The living room is light and airy with a large double glazed window to the front and features an open fire; perfect for those winter days when nothing but a roaring fire will do after a long walk in the countryside. The kitchen/dining room spans the width of the house at the rear and leads directly into the garden, creating an appealing flow in the warmer weather when entertaining. The kitchen is fitted with a range of cabinets with wooden work tops with space for the dishwasher and fridge-freezer. There is also space for a gas range cooker. The rear of the garage is converted to utility space with additional storage and space for the white goods. The majority of the garage remains as was...perfect for bicycles and general storage.

Upstairs there are three bedrooms and a stylish modern bathroom shower over the bath and fitted splash screen. The principal bedroom has twin built in wardrobes. There is plenty of storage built into the landing along with the airing cupboard and access to the loft.

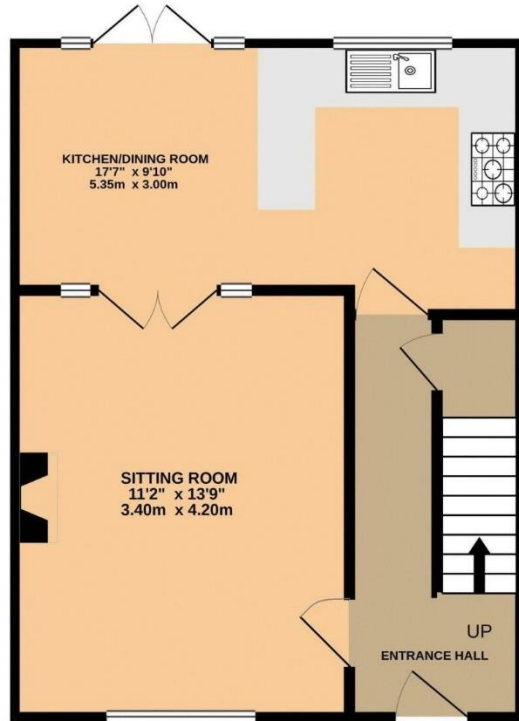
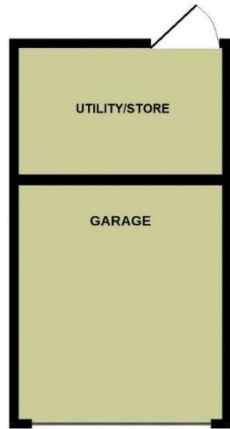
Outside, there is an extensive driveway leading to a detached garage/utility. A side gate gives way to the rear garden which is mainly lawn paved patio and raised flower beds. The garden opens to an almost hidden patio area to the rear with a pergola...a perfect sun spot.

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.

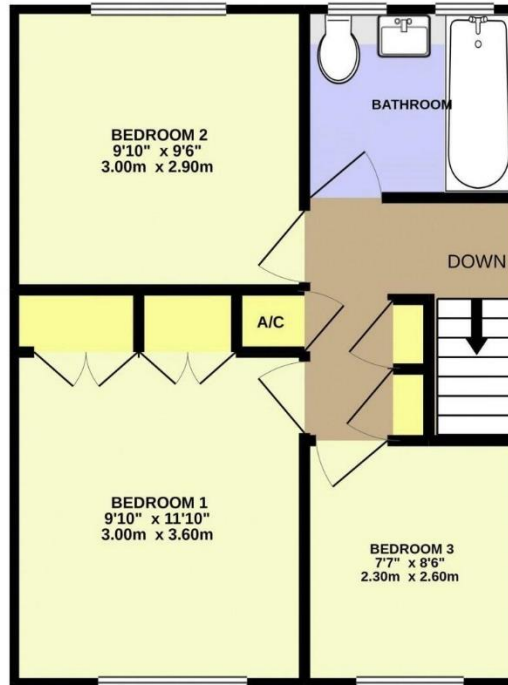




GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



BROWNLOW LANE, CHEDDINGTON LU7 0SS

TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC rating – C Council Tax Band - D

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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