



CHURCH HILL
CHEDDINGTON, LU7 0SY

CHURCH HILL OFFERS IN EXCESS OF £300,000 FREEHOLD

CHEDDINGTON, LU7 0SY

A modern, light and well decorated two bedroom home with garden and parking in the Buckinghamshire village of Cheddington, within walking distance of the shop, school, pubs and train station.

This immaculately presented two bedroom home is situated in a popular cul-de-sac close to the centre of the village. There is an entrance porch to hang coats and a bright and airy living room and a modern, fitted kitchen at the rear with a back door giving direct access to the garden. There is a built in electric oven and hob with plenty of space for an upright fridge freezer, washing machine, dishwasher and additional appliance. Upstairs are two bedrooms and a modern fitted bathroom. The principal bedroom has a deep built in wardrobe providing excellent storage. The second bedroom is currently used as a dressing room but makes a great guest or children's bedroom or office if working from home.

The rear garden is low maintenance with a patio, lawn and flower beds and a timber storage shed.

Church Hill is popular with young professionals, families and landlords as the proximity to amenities is extremely convenient.

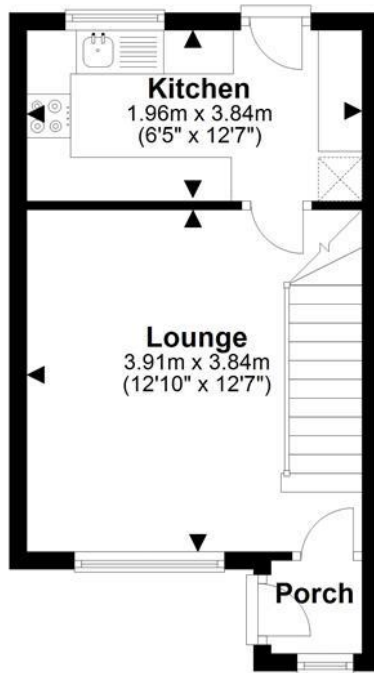
Cheddington is a very sought-after Buckinghamshire village which has two Churches, school, village store, two pubs, train station for London (Euston) and the north, sports fields and a village hall that serves as a community centre serving many clubs and events. The market towns of Tring and Leighton Buzzard are each 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.





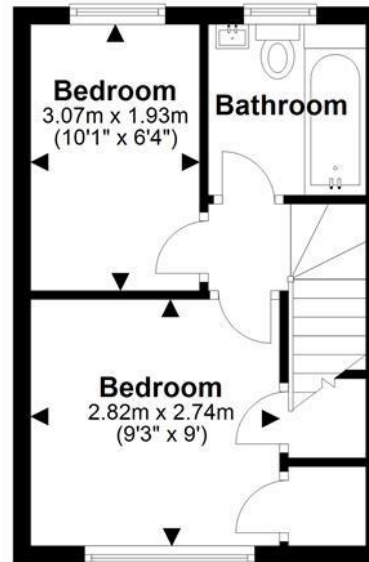
Ground Floor

Approx. 24.1 sq. metres (259.3 sq. feet)



First Floor

Approx. 22.3 sq. metres (239.7 sq. feet)



Total area: approx. 46.4 sq. metres (499.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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TRG108140 – Version 6

EPC rating – C 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.

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