



Sunnybank, Cheddington Leighton Buzzard LU7 0RN



Sunny Bank is a small cul-de-sac in the Buckinghamshire village of Cheddington close to the village shop, pubs and school with the mainline Train station serving London Euston approx. half a mile away. The village is surrounded by glorious countryside providing endless walks.

The house is very well presented offering spacious well decorated rooms throughout. A block paved driveway to the front provides off road parking. A upvc double glazed entrance porch leads through to the entrance hall where stairs rise to the first floor. Laminate wood flooring is laid and continues through to the impressive kitchen family room at the rear. The lounge at the front is spacious yet cosy and features an open fire. The kitchen to the rear has been extended to suit a modern family lifestyle and measures over 17 ft x 15 ft with upvc double glazed doors which open to the beautiful rear garden. The kitchen has been fitted with attractive modern units retaining plenty of space to entertain. Upstairs are three generous bedrooms and a modern white bathroom suite.

The rear garden has been lovingly maintained and extends some 100ft or so offering privacy and seclusion. A patio directly off the kitchen/family room provides a sitting area and leads to a large lawn with colourful flower and shrub beds. Towards the end of the garden is a timber shed, great for garden storage. There is a brick store integral to the house accessed from the rear garden.

Location

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.





welcome to Sunnybank, Cheddington Leighton Buzzard

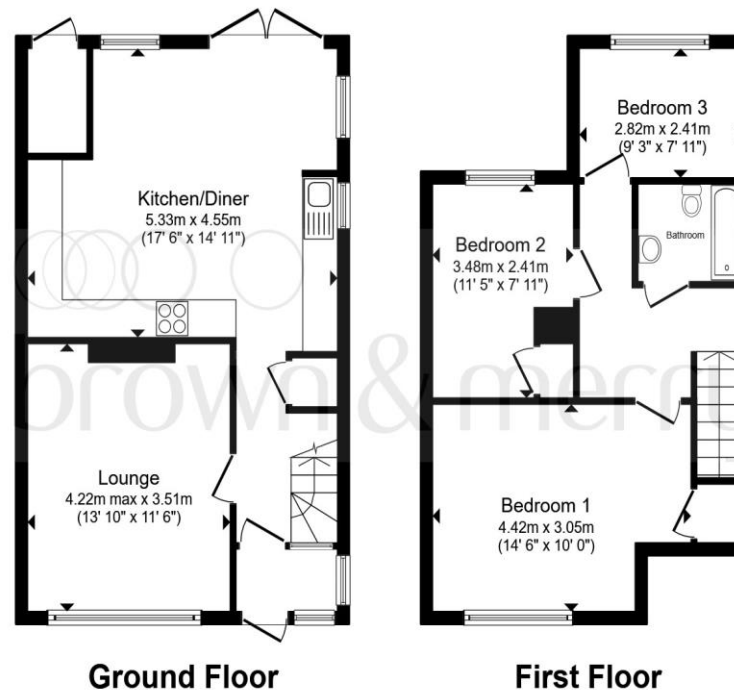
- Large secluded Rear Garden
- Impressive Kitchen/Diner
- Lounge with OPEN FIREPLACE
- Cul-de-Sac Location
- Off Road Parking

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

guide price

£485,000

A thoughtfully extended semi-detached family home in a cul-de-sac with a large secluded rear garden. The accommodation now comprises entrance hall, lounge with open fire and an impressive kitchen/diner opening onto the garden and three good size bedrooms.



Total floor area 89.0 sq. m. (958 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Reference:
TRG108503 - 0003

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