



Church Hill
, Cheddington, LU7 0SY

Offers In Excess Of £290,000

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 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this two bedroom home located in the highly sought after Buckinghamshire village of Cheddington. The property is presented to the market in excellent order, with accommodation comprising: Entrance porch, lounge, refitted kitchen/dining room, two generous bedrooms and a refitted family bathroom. Additional benefits include double glazing and a landscaped rear garden. Viewing is highly recommended.

Location:

The Buckinghamshire village of Cheddington is situated between the popular market towns of Leighton Buzzard and Tring, and boasts an outstanding local community. Within the village there is a wealth of amenities including a village hall, recreation grounds convenience store and popular public houses. A variety of public footpaths provide excellent walks around the surrounding countryside and the nearby Grand Union canal. The local Cheddington Combined School is highly regarded, and the village is within catchment for the sought after Aylesbury Grammar schools, as well as the increasingly popular Cottesloe School and Tring School. The village has a mainline station with regular trains directly into London Euston.





Layout:

Enter via a double glazed front door into the porch. A door then opens into the lounge, which features stairs leading to the first floor and a door through to the kitchen/diner. The lounge is bright and airy with room for an array of living room furniture. A recessed area under the stairs provides a good spot for seating, storage or a television. The kitchen/diner has been refitted with a modern range of wall and base level units. There is an integrated oven and hob with hood over, and the sink is well positioned to enjoy views of the rear garden. There is space to one end of the room to site a dining table, and a courtesy door leads into the garden. The stairs arrive at the landing which has doors to the bedrooms and bathroom, plus access to the loft space. The master bedroom faces the front aspect and is laid to wood effect flooring. There are two built in wardrobes plus an airing cupboard, providing plenty of storage. The second bedroom enjoys a pleasant outlook to the rear, and is a good sized single room. The family bathroom is fitted with a three piece white suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

Outside:

To the front is a neat garden laid to lawn with a path leading to the front door. The rear garden includes a decked patio area off the rear of the property, the remainder is laid mainly to lawn and enclosed by panel fencing, with a path leading to gated rear access. In one corner of the garden is a timber storage shed which was newly installed in 2022.

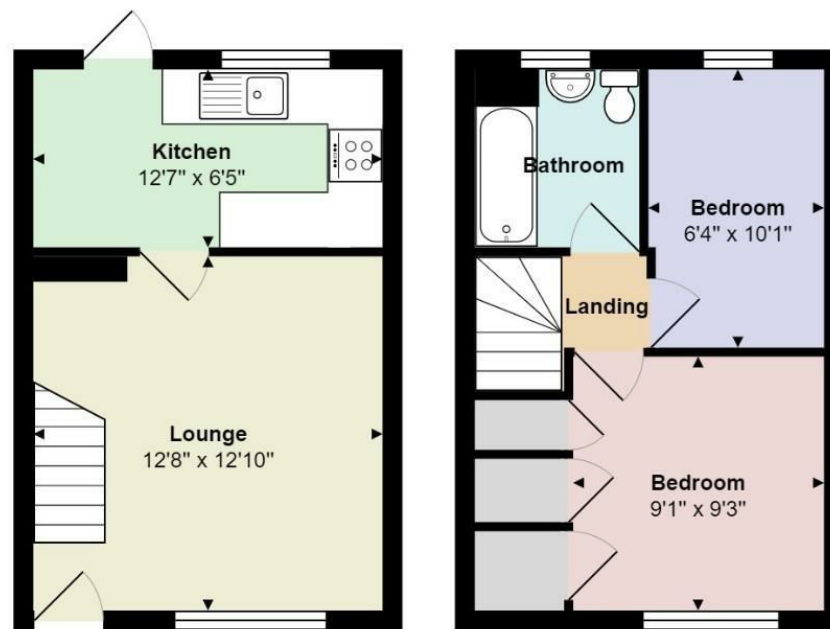
Parking:

This property comes with allocated parking for one car.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Ground Floor

First Floor

Total Area: 497 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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