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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
and let's see if we can tempt you!

Temptation comes in many forms...



Cheddington

OFFERS IN EXCESS OF £600,000

Cheddington

OFFERS IN EXCESS OF

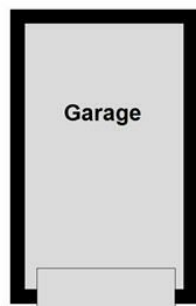
£600,000

An opportunity to purchase a detached family home in a prime position in the centre of this wonderful village which boasts being in catchment for the Grammar schools of Aylesbury and with a mainline train station serving London Euston. With four bedrooms, two bathrooms and two reception rooms.



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Ground Floor
Approx. 711.1 sq. feet



First Floor
Approx. 531.7 sq. feet

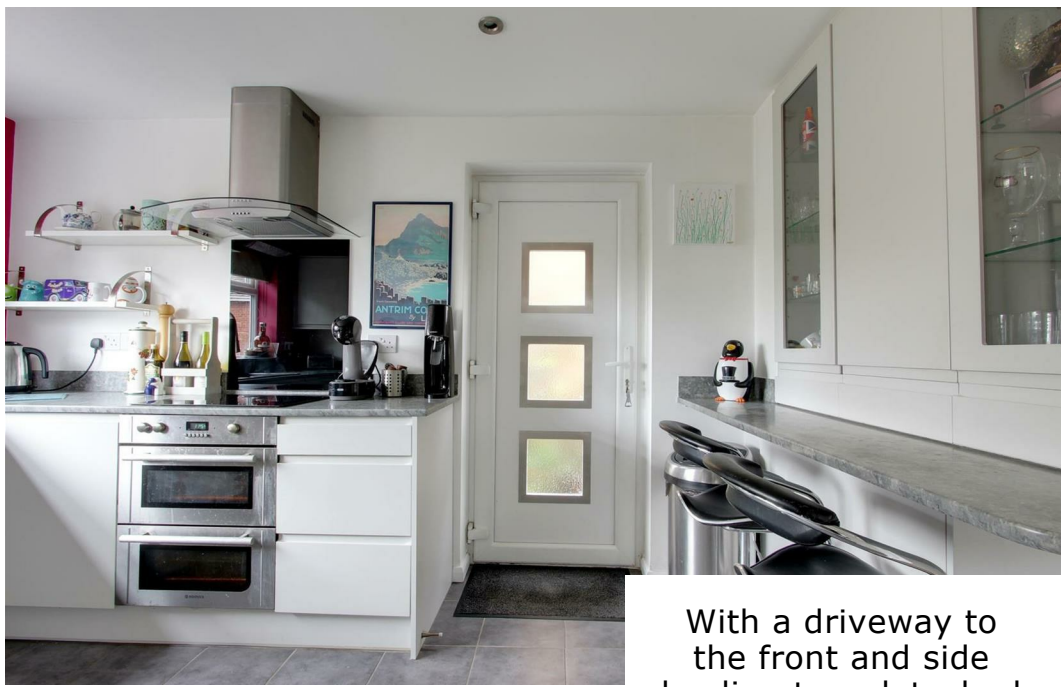


Total area: approx. 1242.9 sq. feet

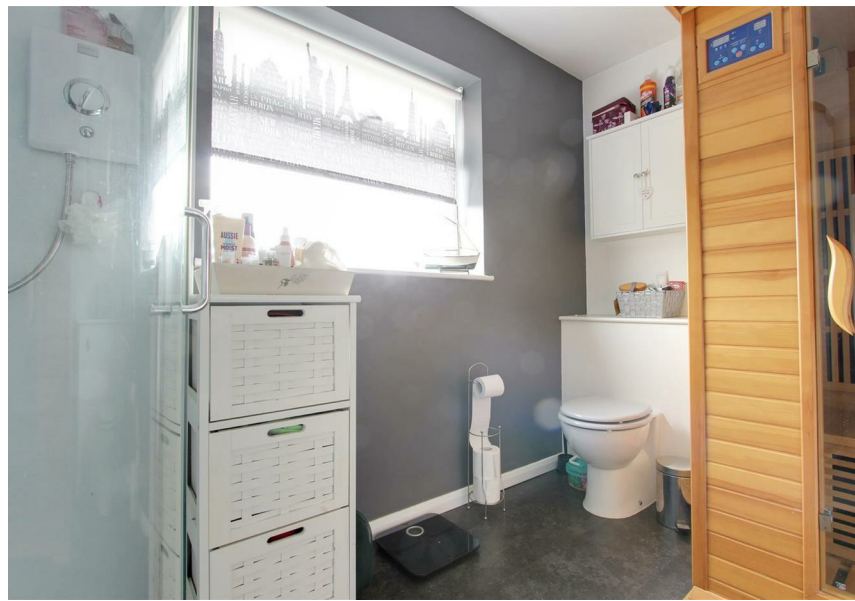


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	83		





With a driveway to the front and side leading to a detached garage with power and light.



Ground Floor
The ground floor has a front door opening to an entrance hall with a door opening to a cloakroom with low level wc and wash basin. A second door from the entrance hall opens to an 'L' shaped living room which has a window to the front creating a study space within this room. From here a door opens to a dedicated dining room which is ideally placed being directly next to the kitchen.. The dining room is exceptionally light and airy by means of floor to ceiling French doors with windows either side. The kitchen has been comprehensively fitted with a range of base and eye level units with a breakfast bar, window to the rear and door opening to the side.

First Floor
The first floor landing has doors opening to all four bedrooms and to the family bathroom. The principle bedroom offers stunning views over Mentmore, fitted wardrobes with ample storage and a en suite bathroom fitted with walk in shower. Two of the bedrooms at the back of the property overlook the well landscaped garden and Orchard beyond.

The Outside
The garden as been recently landscaped to include Astroturf grass

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The Location

The historic village of Cheddington lies towards the eastern side of the county of Buckinghamshire and boasts two public houses, convenience store and various clubs including a tennis club and a football team. Cheddington also boasts close proximity to the Chiltern Hills at Ivinghoe and is just 4.7 miles from the National Trust Ashridge Estate, which comprises some 4000 acres of woodland and common land making for the perfect place for cycling, walking and riding, and many other outdoor pursuits.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
 2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
 3. Passport photo ID for ALL connected purchasers and a utility bill.
- Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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