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Temptation comes in many forms...

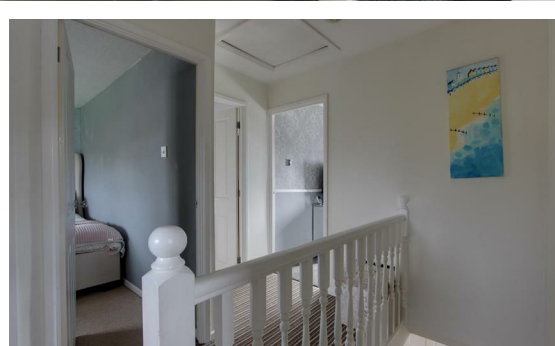


Cheddington

PRICE GUIDE

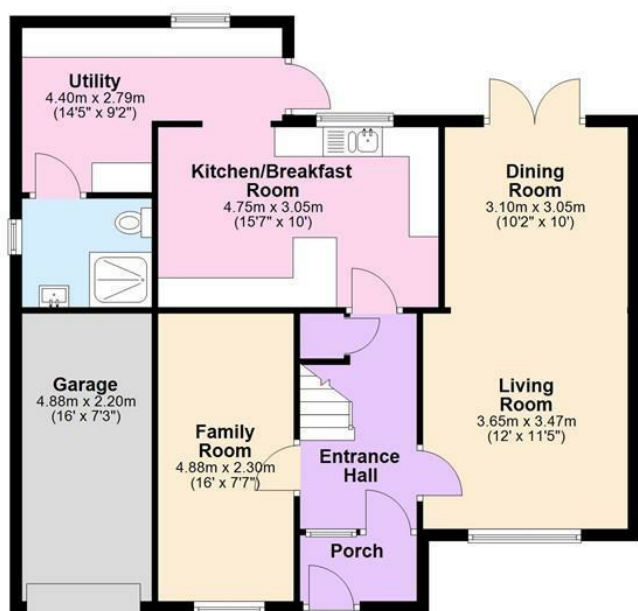
£695,000

Boasting a good size corner plot position in a cul-de-sac location and offering excellent scope for further development (STNP). A detached family home which currently offers 3 reception rooms, fitted kitchen/breakfast room with utility, 4 good size bedrooms and 2 bathrooms. Early enquiries highly recommended.

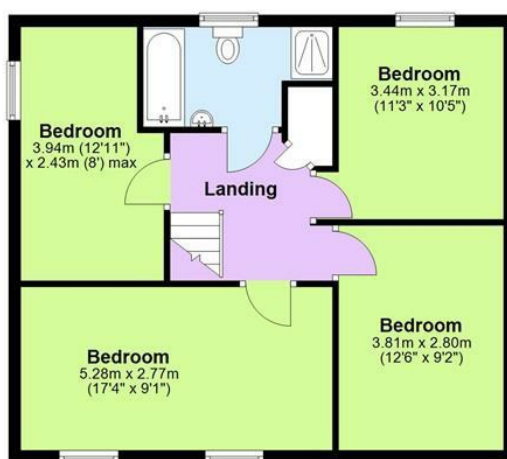


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Ground Floor



First Floor



Total area: approx. 144.5 sq. metres (1554.9 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
61	76		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	





A mature family home on a generous plot located in a peaceful position in the heart of the village.



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Ground Floor

A useful entrance porch opens to the reception hallway which has stairs rising to the first floor with storage cupboard under. Doors open to the reception rooms and the kitchen breakfast room. The large open plan living/dining room which boasts a dual aspect with french doors to the rear and a large window to the front to allow light to flood this space. Across the hallway there is a family room with the kitchen/breakfast room positioned at the rear of the property and benefitting from a range of high gloss base and eye level units including a breakfast bar. The kitchen is further complimented by a good size utility room which has a door opening to the rear garden and a door opening to a ground floor shower room - ideally positioned to shower off the children after a muddy game of football or rugby!

First Floor

The first floor landing has doors opening to all four of the generous bedrooms and to the family bathroom which is fitted with a white four piece suite to include a panelled bath, walk in shower, wash basin and wc. Two of the bedrooms overlook the front of the property, one overlooks the rear and the fourth overlooks the side aspect.

Outside

There is an extensive block paved driveway to the front of the property providing parking for several cars with a pedestrian gate opening to a useful outhouse to the side of the property. The garage has a metal up and over door with power and light. The good size Westerly facing rear garden is mainly laid to lawn with a large flagstone patio directly to the rear of the house where there is also a feature metal framed pergola.

The Location

Cheddington is a traditional village with two excellent public houses, two churches (one dates back to 1190), a general store, village green and various sporting/leisure clubs and societies. Cheddington won Buckinghamshire Village of the Year 2005 and also East of England Village of the Year 2006 (young persons category). Mentioned in the doomsday survey 1066, the village history is based around agriculture. Cheddington is also infamously remembered as the scene of the Great Train Robbery in 1963.

Transport Links

Situated on the edge of the Chilterns, the village has a good network of footpaths and bridleways, which connect with the surrounding countryside and canal walks. Ivinghoe Beacon, the Ridgeway path and Ashridge National Trust Estate are all close by. However, despite its fabulous countryside location Cheddington still has excellent communication links. The mainline Silver Link Trains connect with London Euston in 40 minutes and Milton Keynes is just 18 minutes. For those preferring to drive the A41 is only 4 miles away at Tring with quick access onto the M25. In the other direction Milton Keynes is 17 miles and Luton Airport 16 miles away.

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 until we are in receipt of this information.



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