



**HUNTERS**<sup>®</sup>  
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Cheddington Lane, Long Marston

# Cheddington Lane, Long Marston

Guide Price: £315,000

Hunters are pleased to present this 'CHAIN FREE' two bedroom 19th Century cottage located in the sought after village of Long Marston.

In brief the property comprises; spacious living room with open fireplace, kitchen and separate utility room, two first floor bedrooms, refitted bathroom and enclosed rear garden.

Long Marston is a small village with the majestic All Saints Church, The Queens Head public house and restaurant, a well supported tennis club and cricket club, village hall and recreation ground. The area boost excellent schooling, including Long Marston C of E primary school and Tring Comprehensive School. The surrounding towns provide a variety of quality shops and restaurants. Commuters are well served by the excellent transport links locally with both Tring and Cheddington mainline railway stations providing fast and easy access to London Euston, and the A41 bypass linking with the M25.

5, Cheddington Lane Long Marston TRING HP23 4QP	Energy rating <b>E</b>
Valid until <b>2 June 2029</b>	Certificate number <b>9998-5092-7275-5301-0910</b>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**LIVING ROOM**

Dual aspect living room with double glazed casement windows to front and rear aspects and double glazed door to garden, wood effect flooring and fitted radiators, open fireplace with brick surround and hearth, staircase to first floor with under stairs storage cupboard.

**KITCHEN**

Single bowl single drainer ceramic sink unit with chrome mixer tap, roll top work surfaces and a range of wall and floor mounted units comprising both cupboards and drawers. Integrated stainless steel oven, ceramic hob and extractor hood over, integrated dishwasher, tiled floor and part tiled walls, fitted radiator, double glazed casement window to front aspect and recessed ceiling lighting.

**UTILITY ROOM**

Single bowl stainless steel sink unit with chrome mixer tap, roll top work surface with cupboard underneath and space and plumbing for washing machine part tiled walls and wall mounted gas boiler, recessed ceiling lighting, double glazed casement window to rear aspect and double glazed door to patio.

**FIRST FLOOR LANDING**

Fitted carpet and access to loft space.

**BEDROOM ONE**

Fitted carpet and radiator, double glazed casement window to front aspect, recessed ceiling lighting.

**BEDROOM TWO**

Fitted carpet and radiator, double glazed casement window to rear aspect, halogen spotlights.

**BATHROOM**

Refitted three piece white suite comprising a panelled bath with shower mixer tap, inset vanity wash basin and splash back and dual flush low level WC. Chrome heated towel rail, wood effect laminate flooring, part tiled walls, double glazed casement window to rear aspect, extractor fan and airing cupboard.

**REAR GARDEN**

Patio area and an area laid to lawn enclosed by fenced boundaries with gated side access, outside light and tap.

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters  
Tel: 01442 500 252

**OPENING HOURS:**

Monday - Friday: 09:00am - 6:00 pm  
Saturday: 9.30am - 5pm  
Sunday: 11am - 2pm

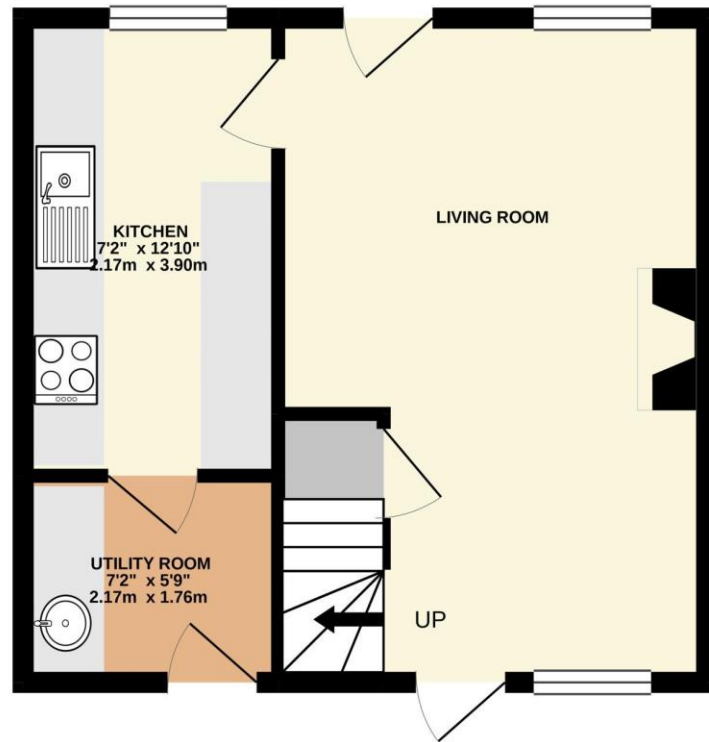
**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

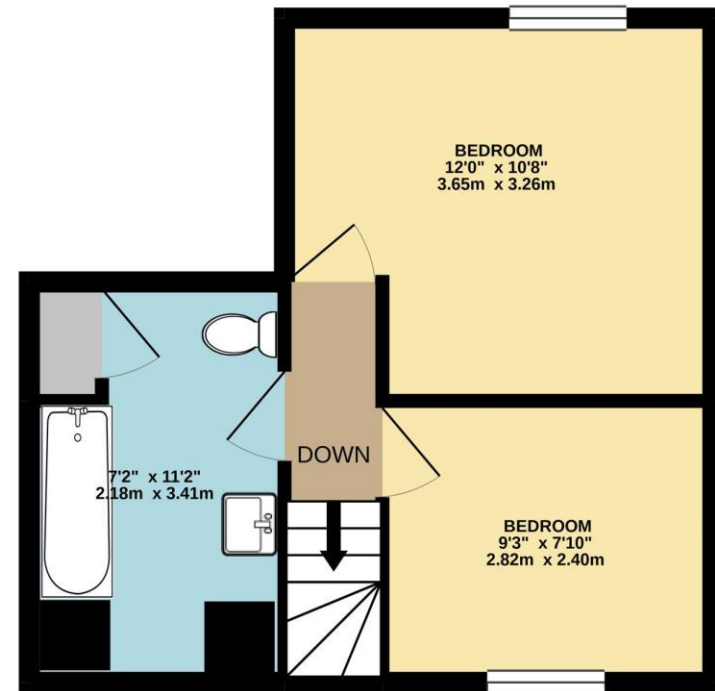
**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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