



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

66 Church Hill, Cheddington, Leighton Buzzard, LU7 0SY

# 66 Church Hill, Cheddington, Leighton Buzzard, LU7 0SY

Guide Price £550,000

- FOUR BEDROOM DETACHED FAMILY HOME
- WELL APPOINTED KITCHEN BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY PARKING and GARAGE
- INTERACTIVE VIRTUAL TOUR
- SOUGHT AFTER BUCKINGHAMSHIRE VILLAGE
- CONSERVATORY
- EN-SUITE SHOWER TO MAIN BEDROOM
- CLOSE TO LOCAL AMENITIES and MAINLINE RAILWAY STATION

Hunters are delighted to market this well presented four bedroom detached family home, located within the highly sought after Buckinghamshire village of Cheddington.

In brief this property comprises; lounge, well appointed kitchen/breakfast room, cloakroom, conservatory, four bedrooms with an ensuite shower room to the main bedroom and family bathroom.

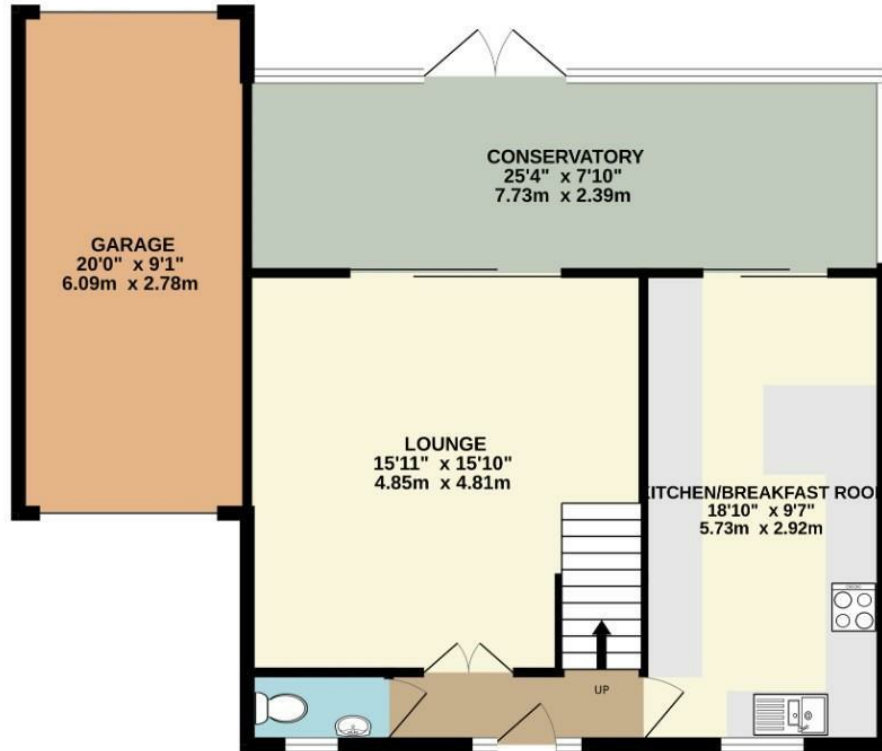
Externally this property also benefits from driveway parking, garage and an enclosed rear garden.

The village of Cheddington, with two village pubs, shop, village hall and church enjoys a real sense of community and is highly popular with families. Commuters are well served with excellent transport links locally, in particular the mainline railway station into London Euston.

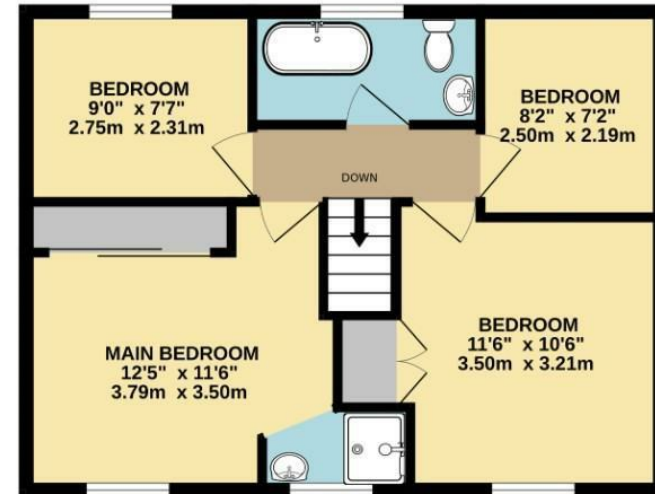
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GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	85
England & Wales		EU Directive 2002/91/EC	

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

### Entrance Hall

Entry via a composite door. Wood effect flooring and stairs rising to the first floor.

### Downstairs Cloakroom

Double glazed window to front aspect. Two piece suite comprising; W/C and wash hand basin. Radiator.

### Lounge

Double glazed patio doors opening to the conservatory. Fitted carpet and radiator. Storage cupboard.

### Kitchen/Breakfast Room

Double glazed window to front aspect. A range of wall and floor mounted units consisting of cupboards and drawers with a worktop over. 1½ bowl sink and drainer. Integrated dishwasher, washing machine, fridge-freezer and microwave. Induction hob with a brushed stainless steel splash back and an extractor over. Double electric ovens. Wood effect flooring and radiators. Double glazed patio doors opening to the conservatory.

### Conservatory

Dual aspect double glazed windows. Double glazed French doors opening to the rear garden. Fitted carpet.

### Landing

Fitted carpet and access to the loft.

### Main Bedroom

Double glazed window to front aspect. Fitted carpet and radiator. Built in wardrobe.

### Ensuite

Double glazed window to front aspect. Two piece suite comprising; walk-in shower and wash hand basin.

### Bedroom Two

Double glazed window to front aspect. Fitted carpet and radiator. Storage cupboard.

### Bedroom Three

Double glazed window to rear aspect. Fitted carpet and radiator.

### Bedroom Four

Double glazed window to rear aspect. Fitted carpet and radiator.

### Bathroom

Double glazed window to rear aspect. Three piece suite comprising; bathtub with mixer taps, W/C and wash hand basin.

### Front

Driveway parking. Access to the garden via a side gate. Access to the garage. Laid lawn with a path leading to the front door.


### Garage

Twin Up and over doors offering access to front and rear garden.

### Rear

Enclosed rear garden. Mainly laid to lawn with a patio seating area. Mature trees and flower beds.

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(69-80) <b>C</b>	<b>72</b>	
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. 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.















