



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

67 Church Hill, Cheddington, Leighton Buzzard, LU7 0SX

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Guide Price £315,000

- TWO BEDROOMS
- FITTED KITCHEN
- ON ROAD PARKING

- NO ONWARD CHAIN
- ENCLOSED REAR GARDEN
- SOUGHT AFTER VILLAGE of CHEDDINGTON

Hunters are pleased to market this well presented two bedroom house. Located in the sought after village of Cheddington. NO ONWARD CHAIN

In brief this property benefits a lounge, kitchen, two bedrooms and bathroom.

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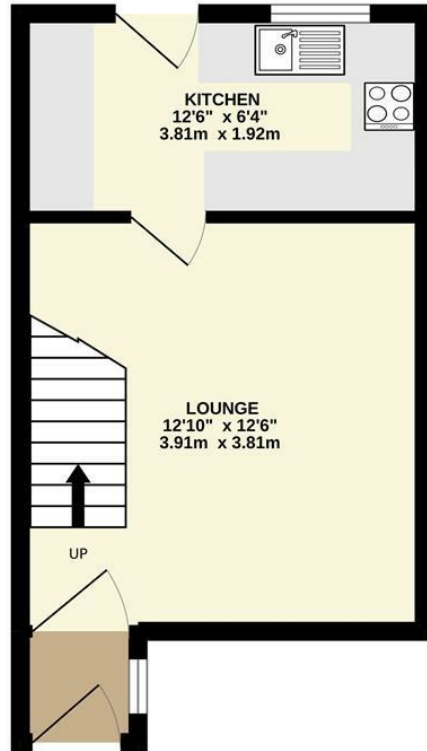
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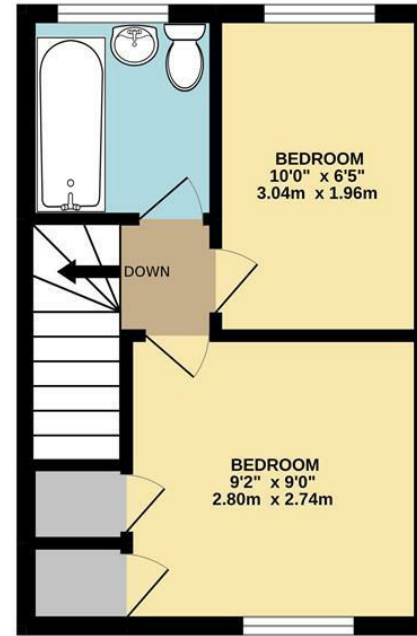
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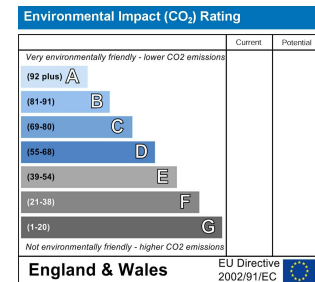
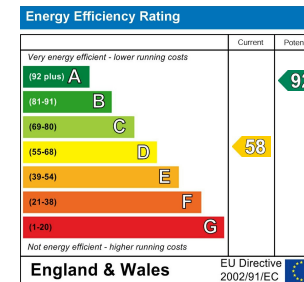
GROUND FLOOR



1ST FLOOR



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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### Entrance Porch

Double glazed window to front aspect. Inner door to lounge.

### Lounge

Double glazed window to front aspect. Engineered wood effect flooring and electric radiator. Stairs to first floor.

### Kitchen

Double glazed window to rear aspect. Door to garden. A range of floor and wall mounted units consisting of drawers and cupboards with a worktop over. Single bowl stainless sink and drainer. Electric hob and oven with extractor over. Parquet flooring. Plumbing for washing machine. Fridge/freezer.

### Landing

Fitted carpet doors to;

### Bedroom One

Double glazed window to front aspect. Fitted carpet and electric radiator. Two storage cupboards one with the hot water tank.

### Bedroom Two

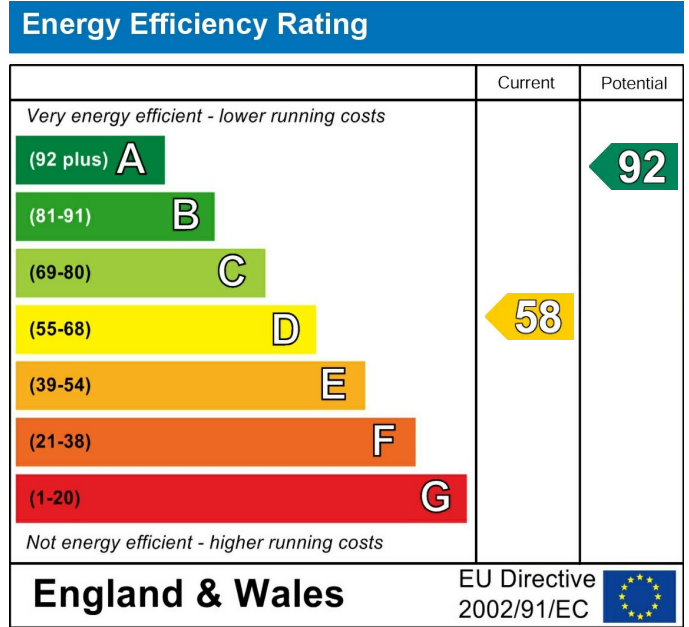
Double glazed window to rear aspect. Fitted carpet.

### Bathroom

Double glazed window to rear aspect. Three piece suite consisting of a bathtub, W/C and wash hand basin.

### Rear

Enclosed rear garden. Mainly laid to lawn with a patio area.



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.



