



HUNTERS[®]
HERE TO GET *you* THERE

14 Paines Orchard, Cheddington, Leighton Buzzard, LU7 0SN

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£500,000

- FOUR BEDROOM DETACHED FAMILY HOME
- SIZEABLE REAR GARDEN
- VERSATILE AND FLEXIBLE LIVING ACCOMMODATION
- GARAGE with DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- SOUGHT AFTER VILLAGE of CHEDDINGTON
- CLOAKROOM
- THREE RECEPTION ROOMS
- VILLAGE LOCATION
- INTERACTIVE VIRTUAL TOUR

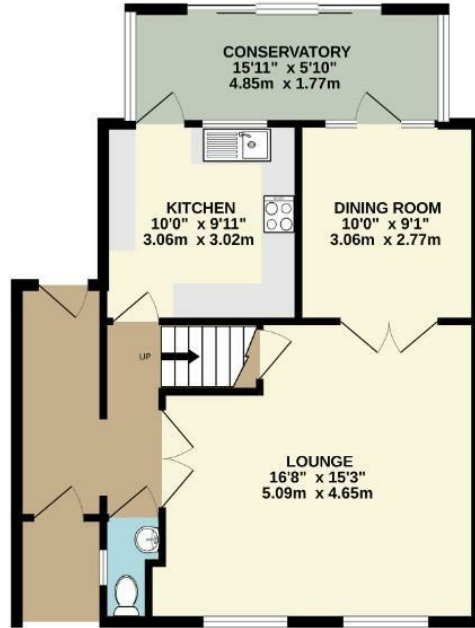
Hunters are pleased to market this FOUR BEDROOM DETACHED family home, set in the picturesque village of Cheddington.

Offering versatile and flexible living accommodation, this property comprises a spacious entrance hall, cloakroom, lounge, dining room and kitchen. With four bedrooms and a family bathroom to the first floor. The property also boasts a conservatory overlooking the Mosaic featured patio and mature garden with driveway parking and a garage to the front.

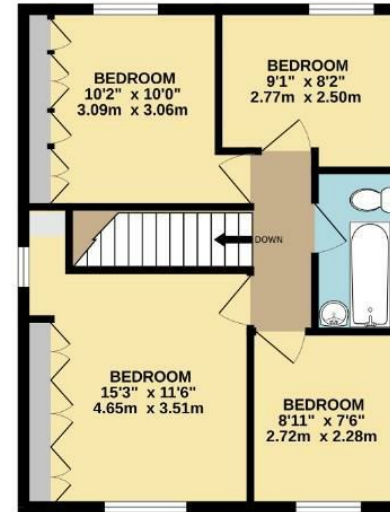
The village of Cheddington, with two village pubs, shop, village hall and church enjoys a real sense of community and is highly popular with families. Commuters are well served with excellent transport links locally, in particular the mainline railway station into London Euston.

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GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.

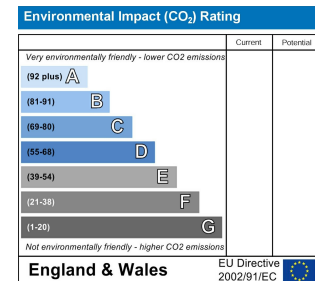
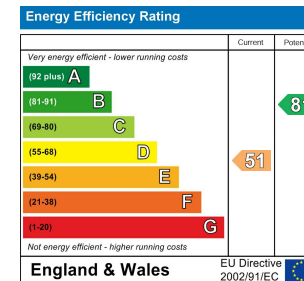


1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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.
Made with Metropix 5/2024



Entrance Hall

Door to front entrance. Double glazed door to garden. Tiled flooring. Electric radiator. Loft hatch.

Cloakroom

Double glazed window to side aspect. Tiled flooring. Wash hand basin. W/C. Electric economy efficient radiator.

Hallway

Tiled flooring. Dimplex storage heater. Doors to;

Lounge

Two double glazed windows to front aspect. Dimplex storage heater. Fitted carpet. Understairs storage.

Dining Room

Double glazed windows to rear aspect with a double glazed door to the conservatory. Fitted carpet. Dimplex storage heater.

Kitchen

Double glazed window to rear aspect with a double glazed door to the conservatory. A range of wall and floor mounted bespoke solid pine units utilising as much space as possible with a mix of granite and wooden worktops. Integrated fridge and freezer. Double electric oven and separate induction hob. 1 bowl Franke ceramic sink and drainer. Oak engineered wood flooring. Electric economy-efficient radiator.

Conservatory

Double glazed windows to side and rear aspect. Oak engineered wood flooring. Sliding doors opening into the garden.

Landing

Fitted carpet. Dimplex storage heater. Doors to;

Bedroom One

Double glazed window to front and side aspect. Fitted wardrobe. Fitted carpet. Electric economy-efficient radiators.

Bedroom Two

Double glazed window to rear aspect. Fitted carpet. Fitted wardrobe. Electric economy-efficient radiator.

Bedroom Three

Double glazed window to rear aspect. Fitted carpet. Electric economy-efficient radiator.

Bedroom Four

Double glazed window to front aspect. Fitted carpet. Electric economy-efficient radiator.

Bathroom

Double glazed window to side aspect. Stone wash hand basin. W/C and bath with Aqualisa shower.

Front

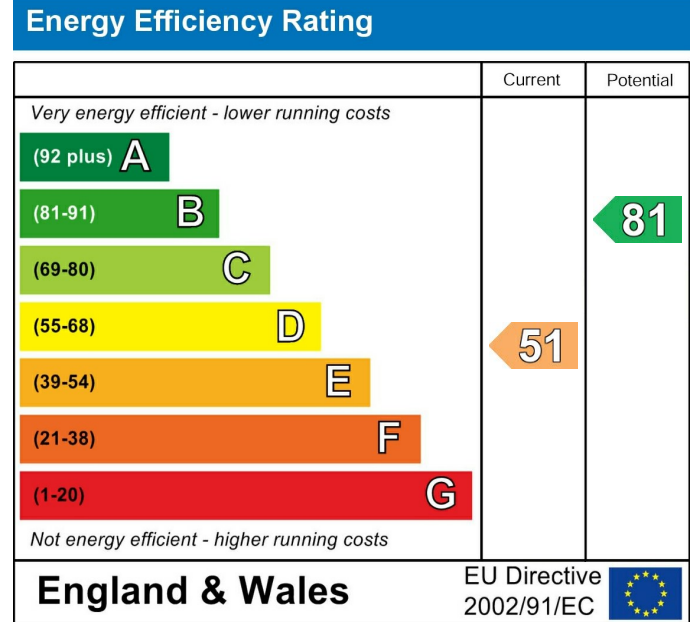
Driveway parking for multiple cars. Mature borders. Side access to garden.

Rear

Enclosed rear garden with side access. Patio area with feature mosaic. Mature garden.

Garage

Up and over garage door. Power and lighting.



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.





