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31 Lammas Road, Cheddington, Leighton Buzzard, LU7 0RY

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Guide Price £335,000

- TWO BEDROOM END OF TERRACE HOME
- CONSERVATORY WITH AN UPGRADED SOLID ROOF
- PICTURESQUE VILLAGE LOCATION
- LANDSCAPED REAR GARDEN
- SHORT DISTANCE FROM A MAINLINE STATION
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- INTERACTIVE VIRTUAL TOUR

This delightful two-bedroom end of terrace home is situated in the charming and picturesque village of Cheddington, Buckinghamshire. The property is offered to the market with no onward chain.

Upon entering, you're welcomed by a spacious entrance hall with a staircase leading to the first floor. A generous storage cupboard adds practicality to this inviting space. The cosy lounge features an electric fireplace and double doors that open into a conservatory. The conservatory has been upgraded with a solid roof, making it a comfortable and versatile space throughout the year, currently serving as a dining area.

The kitchen is fitted with a range of wall and base units, a standalone electric cooker, plumbing for a washing machine, and space for a fridge freezer, providing all the essentials for everyday living.

Upstairs, the light and airy landing leads to two well-proportioned double bedrooms, both with built-in storage. The second bedroom also houses a newly installed gas combination boiler. The bathroom comprises a three-piece suite including a corner bath with an overhead shower.

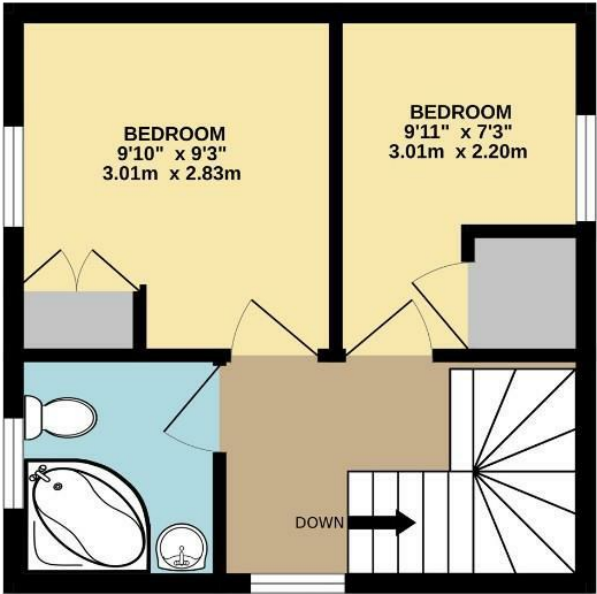
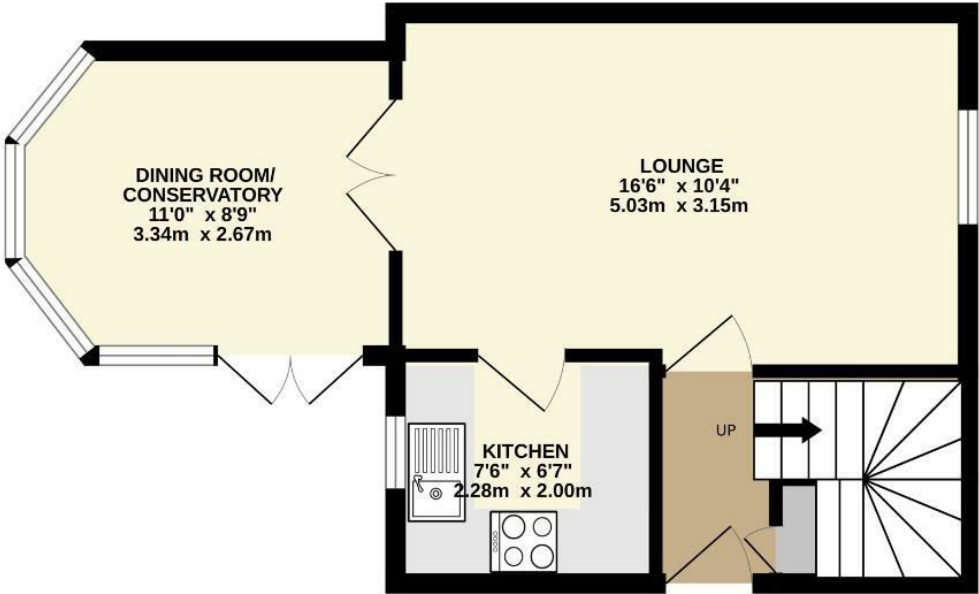
Outside, the mature rear garden is beautifully landscaped, featuring established flower beds, mature trees, and a well-maintained lawn. A patio seating area provides the perfect spot for relaxing or entertaining.

Cheddington is a charming village located in Buckinghamshire, England, situated approximately 4 miles north of the larger town of Tring. It lies within the Chiltern Hills Area of Outstanding Natural Beauty, offering residents and visitors alike picturesque views and tranquil countryside. The village is rich in history and offers a welcoming, rural atmosphere, making it a desirable place to live and visit.

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GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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.

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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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		







