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15 Merry Leys, Cheddington, Leighton Buzzard, LU7 0GN

# 15 Merry Leys, Cheddington, Leighton Buzzard, LU7 0GN

## Offers In Excess Of £600,000

- FOUR BEDROOM DETACHED FAMILY HOME
- STYLISH KITCHEN/DINING ROOM
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN WITH PATIO AND LAWN
- BUILT IN 2022 WITH APPROX. SEVEN YEARS NHBC REMAINING
- SEPARATE UTILITY ROOM AND CLOAKROOM
- MAIN BEDROOM WITH EN-SUITE
- DRIVEWAY PARKING AND GARAGE
- INTERACTIVE VIRTUAL TOUR

This beautifully presented four-bedroom detached family home, built in 2022, offers contemporary living with the reassurance of approximately seven years remaining on its NHBC warranty. Set within the popular new Cheddington development, this property provides stylish, spacious, and ready-to-move-into accommodation ideal for modern family life.

The heart of the home is the well-appointed kitchen/dining room, featuring sleek finishes, ample storage, and direct access to the rear garden—perfect for everyday living and entertaining. A separate utility room adds convenience, while a ground-floor cloakroom enhances practicality. The generous lounge offers a comfortable retreat, and an additional separate dining room provides flexible space for family gatherings, working from home, or a playroom.

Upstairs, there are four genuine double bedrooms, including a superb main bedroom complete with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Outside, the property benefits from driveway parking and a garage for further storage or vehicle use. The enclosed rear garden is mainly laid to lawn, complemented by a patio seating area—ideal for outdoor dining and relaxation.

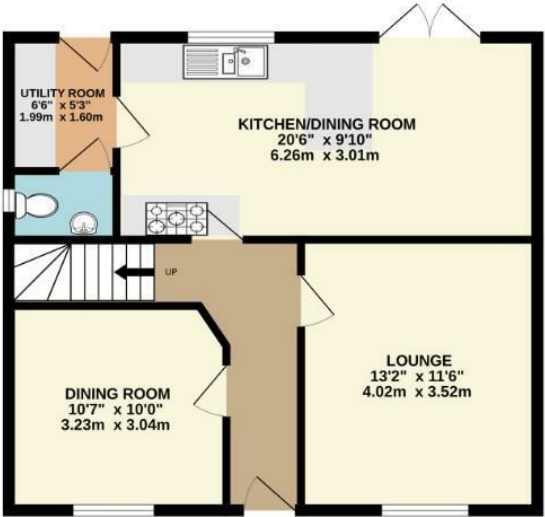
Overall, this is a stylish, move-in-ready home set in a growing and well-connected community in Cheddington, offering comfort, space, and modern convenience throughout.

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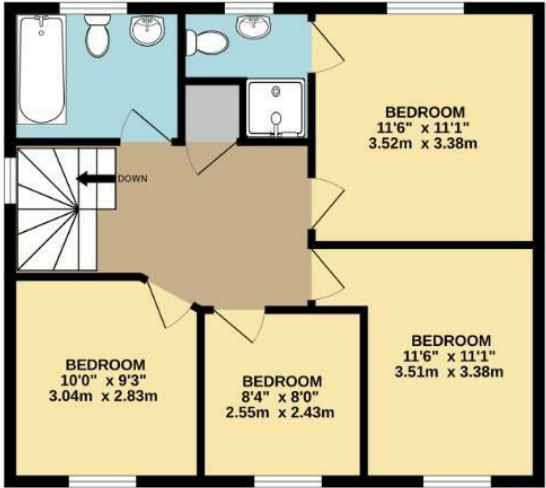
tring@hunters.com | [www.hunters.com](http://www.hunters.com)



GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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