

# 15 Church Road - Guide Price £250,000

Brandon IP27 0EN

**chilterns**

Estate & Letting Agents



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# Guide Price £250,000

## The Property

Situated on Church Road Brandon, this immaculate detached house offers a perfect blend of modern living and classic character. The property has been thoughtfully designed to provide a spacious and light-filled environment, making it an ideal choice for first-time buyers and families alike.

With a generous 1,141 square feet of living space, the home features two inviting reception rooms that are perfect for entertaining guests or enjoying quiet family evenings. The three well-proportioned bedrooms provide space for relaxation and rest, ensuring that everyone in the household has their own comfortable retreat. The property also boasts a modern bathroom, designed with convenience in mind.

One of the standout features of this home is the expansive garden plot, offering a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air during the warmer months. The large garden is a rare find in this prime location, providing both privacy and a sense of community.

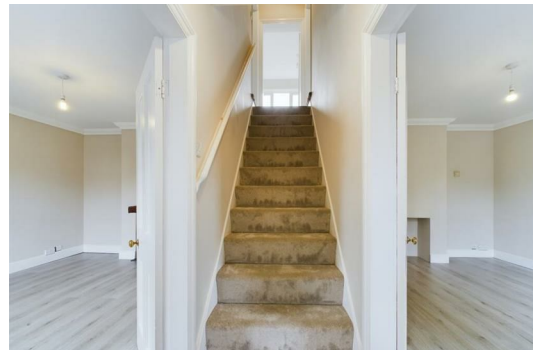
This property is conveniently located near local schools and walking distance to amenities, making daily life both easy and enjoyable. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a charming home with character, this property on Church Road is sure to impress. Don't miss the opportunity to make this lovely house your new home.

### Agent's Note:

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

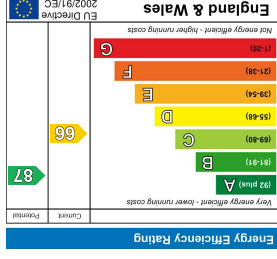
## Features

- COMFORTABLE LIVING SPACE
- MODERN KITCHEN / DINER
- WELL PRESENTED DETACHED HOUSE
- THREE BEDROOMS
- GARAGE / PARKING AREA
- GAS CENTRAL HEATING
- FIRST TIME BUYERS
- CHAIN FREE
- AVAILABLE NOW
- GOOD TRANSPORT LINKS, AMENITIES AND SCHOOLS NEARBY





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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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TOTAL FLOOR AREA : 85.00 sq. m ( 914.93 sq. ft. ) approx.

