





**Offers in Excess of
£465,000**

A beautifully presented three bedroom semi detached Neo Georgian home which is situated in this sought after Buckinghamshire village offering easy access to all local amenities including the village school and main line train station to London Euston. The property offers a re fitted kitchen/dining room, separate lounge, large conservatory, garage and driveway parking for several cars and a rear garden with views across the adjoining countryside.

Property Description

ENTRANCE

Double glazed leaded light door to entrance hall, outside light

ENTRANCE HALL

Stairs to first floor with storage cupboard below, radiator.

CLOAKROOM

Low level WC, pedestal hand wash basin, tiled floor, double glazed window, radiator.

LOUNGE

Double glazed bay window to front, two radiators.

KITCHEN/DINING ROOM

Range of both floor standing units with work surfaces over, range cooker, single drainer one and a half bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, space for cooker, part tiled walls, double glazed window to rear enjoy countryside views and double glazed double doors to the conservatory.

CONSERVATORY

Double glazed bi-folding doors to rear, door to garage, radiator.

LANDING

Access to boarded loft space housing gas combination boiler via extending ladder, double glazed window to side, three built in cupboards.

BEDROOM ONE

Double glazed window to front, radiator.

BEDROOM TWO

Double glazed window to rear with wonderful views over the adjoining countryside and Chiltern Hills beyond, radiator.

BEDROOM THREE

Double glazed window to front, radiator.

BATHROOM

White suite comprising of a panel bath with shower unit over, pedestal hand wash basin, low level WC, tiled walls, tiled floor, two double glazed windows, radiator and heated towel rail.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with hardstanding providing parking for several cars, further shingled area.

REAR GARDEN

Mainly laid to lawn with composite decks and patio area all enclosed by panel fencing, outside lighting and cold water tap, and personal door to garage.

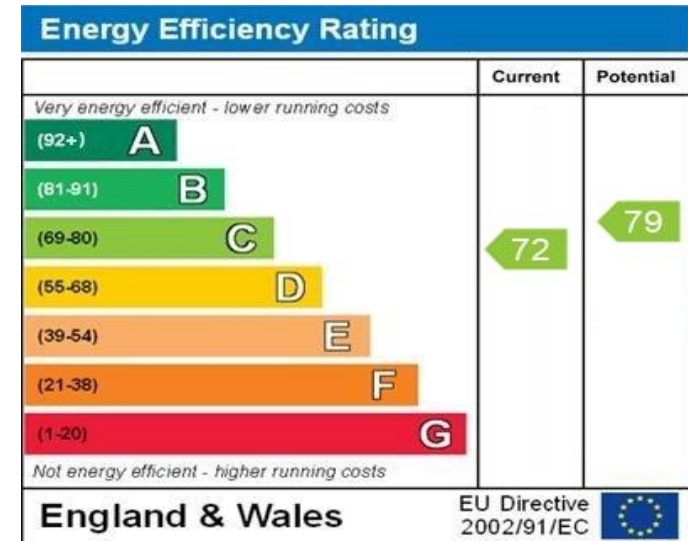
GARAGE

Up and over door, double glazed window to rear, power and light, plumbing for washing machine, personal door to garden.



GOOSE ACRE, CHEDDINGTON LU7 0SR (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1160 sq.ft. (107.7 sq.m.) approx.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk