





**Guide Price**  
**£315,000**

Located at the end of a quiet cul-de-sac in the heart of the village of Cheddington, close to the local primary school, corner shop, pubs and walking distance to the local train station which has regular links into London Euston. This well presented two bedroom end of terraced home is welcomed to the market offering open plan lounge, kitchen/dining room, utility, upstairs bathroom, private rear garden and allocated parking for one car.

# Property Description

## **ENTRANCE**

Double glazed leaded composite light door to:

## **ENTRANCE HALL**

Radiator, stairs to first floor, door to:

## **LOUNGE**

Double glazed window to front aspect. Radiator, understairs storage cupboard housing gas combination boiler, opening to kitchen/diner.

## **KITCHEN/DINER**

Refitted with a range of both floor and wall mounted units with work surface over, single drainer stainless steel sink unit with mixer tap, integrated fridge, part tiled walls, radiator, double glazed door and window to:

## **WOODEN UTILITY**

Glazed double doors and windows to side and rear aspects. Plumbing for automatic washing machine with work surface over.

## **LANDING**

Access to part boarded loft space with lighting via extending ladder.

## **BEDROOM ONE**

Double glazed window to front. Radiator, two built in cupboards.

## **BEDROOM TWO**

Double glazed window to rear. Radiator.

## **BATHROOM**

Double glazed window. Comprising walk in shower, pedestal wash hand basin with mixer tap, low level w.c. part tiled walls, heated towel rail, recessed spotlighting.

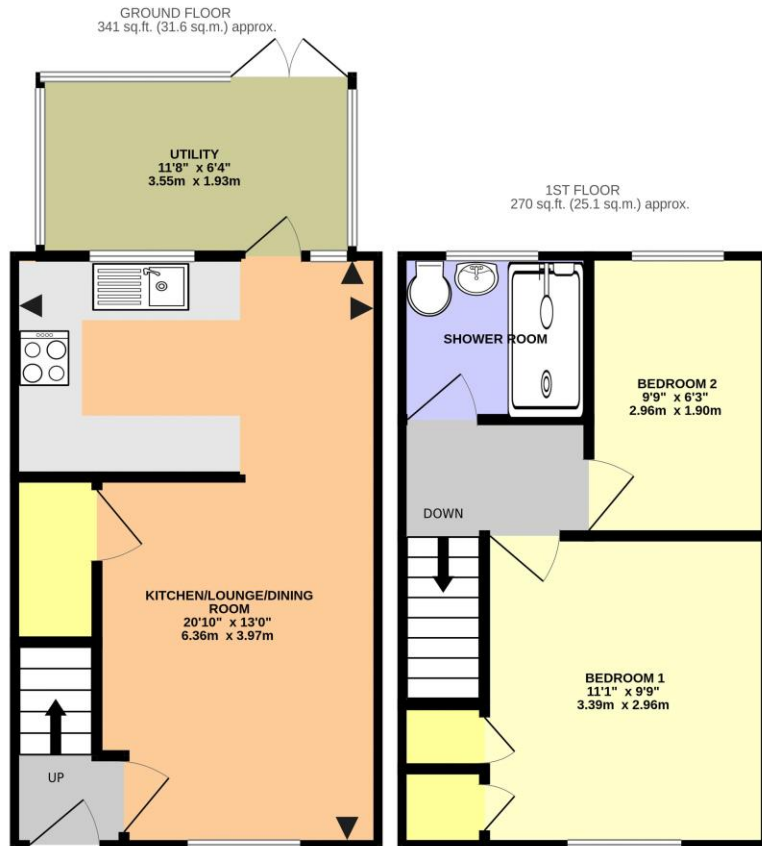
## **OUTSIDE**

### **FRONT GARDEN**

Pathway to front door, side access.

### **REAR GARDEN**

Laid to lawn with paved patio area, all enclosed by panel fencing, outside cold water tap, gated side access.



LAMMAS ROAD, CHEDDINGTON LU7 0RY (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 611 sq.ft. (56.7 sq.m.) approx.

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