



Church Hill, Cheddington Leighton Buzzard LU7 0SX



Situated in a popular cul-de-sac, the property is very well presented, with uPVC double glazed windows and a brand new radiator heating system has been installed with an air source heat pump keeping the bills low and the house efficient.

The front door opens to a porch which leads into the sitting room with stairs leading to the first floor. The kitchen has range of floor and wall cupboards, space for cooker and washing machine and a door to the rear garden.

On the first floor there is a double bedroom with ample storage and fitted wardrobes and bathroom complete with shower over the bath. Access to part boarded loft space.

There is a front garden with a paved pathway to the front door, mature shrubs. There is allocated parking and plenty of space for visitors.

The rear garden offers a peaceful and secluded space to entertain or relax on the patio under the pergola with mature climbing grapevine. There is a low maintenance stone chipped area with colourful shrubs and a timber storage shed and gated access at the rear.

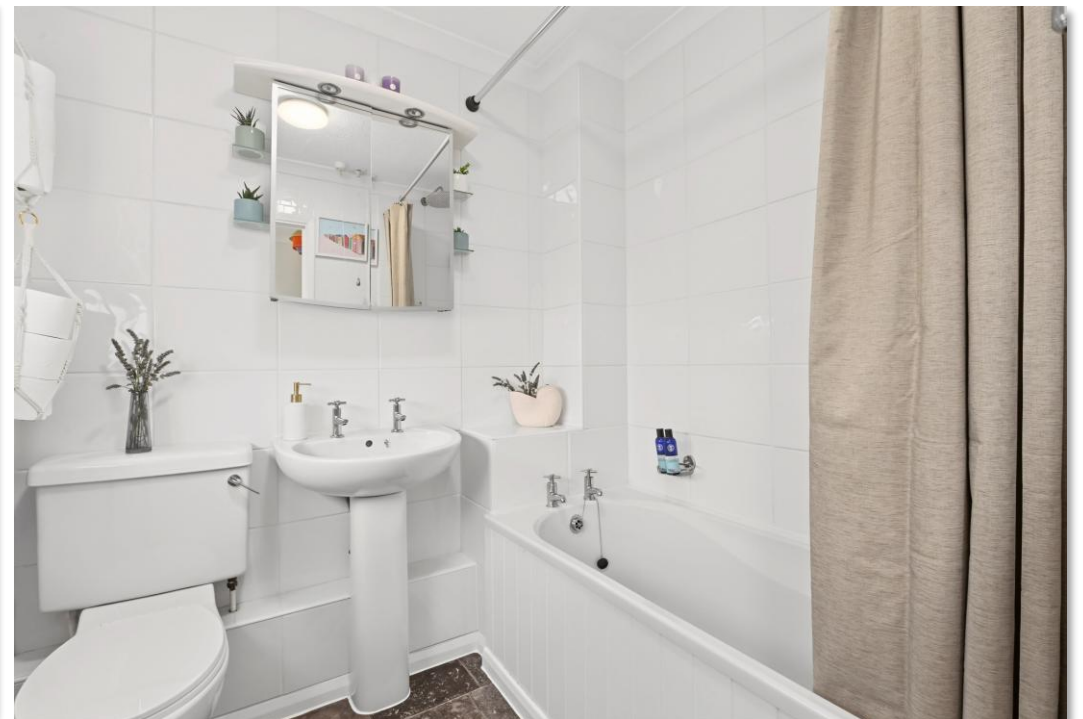
Location

Cheddington is a very sought-after Buckinghamshire village which has two Churches, school, village store, two pubs, train station for London (Euston) and the north, sports fields and a village hall that serves as a community centre serving many clubs and events. The market towns of Tring and Leighton Buzzard are each about four miles away providing good day-to-day shopping facilities, and the County Town of Aylesbury is about nine miles away with Grammar Schools (Cheddington is within the catchment area for these Grammar Schools), under-cover shopping centre and recreational facilities. The M25 is within easy reach, via the A41 from Tring.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





welcome to Church Hill, Cheddington Leighton Buzzard

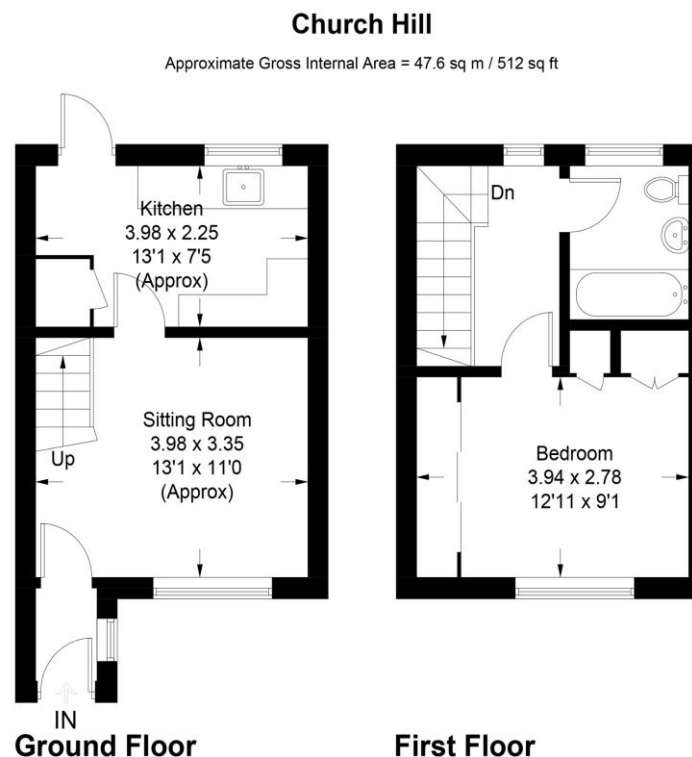
- Double bedroom house
- New double glazing
- Air source heat pump and new radiators
- South facing garden
- Allocated parking

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£250,000

This mid-terrace house is conveniently situated within walking distance of the train station, village shop, pubs and countryside, and comes with the benefit of a brand new air source heat pump and double glazing making this a very energy efficient home.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1324132)

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Property Reference:
TRG109092 - 0007

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