



TO LET

Cheddington, Cheddington
£1,550 pcm + security deposit

Excellent two bedroom detached chalet bungalow - Cheddington village.

- Detached chalet bungalow
- Kitchen breakfast room
- Cheddington village centre
- Two bedrooms
- Driveway parking
- Master bedroom with ensuite shower
- Gas central heating
- Double glazing
- Available now - unfurnished
- Living room with door to garden



**£1,550 pcm +
security deposit**

Cheddington,
Leighton Buzzard,
Bucks
LU7 0RJ

>> Key Features

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- Master bedroom with ensuite shower
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This charming detached chalet bungalow offers spacious, living space in a prime location just moments from Cheddington village centre and the train station.

Combining modern comforts with a versatile layout, this unfurnished home is ready for immediate occupation.

Key Features: Spacious Living Areas: A bright lounge featuring wood laminate flooring, a bay window and direct access to the rear garden—perfect for the summer months.

Kitchen & dining: A fully equipped kitchen with appliances and a dedicated dining area / breakfast room.

Main bedroom: An impressive, oversized master bedroom upstairs boasting an en-suite shower room and extensive built-in storage.

Versatile Second Bedroom: A well-proportioned second double bedroom on the ground floor.

Bathroom: A convenient ground-floor family bathroom featuring a full-

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size bath with an overhead shower.

Comfort & efficiency: Fully double-glazed windows and gas central heating throughout.

Outside: Garden: A private, enclosed rear garden designed for low maintenance, featuring a large paved patio and a small lawned area.

Parking: Private driveway with off-road parking for two vehicles.

Location: Perfectly situated for commuters and locals alike, you are within easy walking distance of the station (direct links to London Euston) and all the amenities Cheddington village has to offer. Available Immediately | Unfurnished.

ELITE PROPERTYMARK MEMBER AGENT WITH FULL CLIENT MONEY PROTECTION.

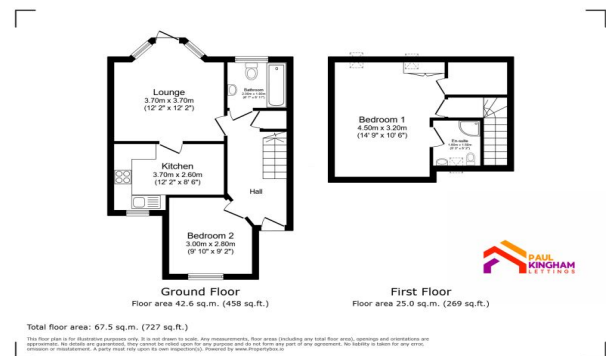
COUNCIL TAX BAND D (Buckinghamshire CC). ENERGY EFFICIENCY RATING GRADE C.

NB - NO LOFT SPACE AVAILABLE. NO TERRESTRIAL TV AERIAL AVAILABLE.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





Directions



Certificate Number : 2111-1270-6012-3816-1697

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C	77	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2111-1270-6012-3816-1697>

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.