





£400,000

Offered to the market with no upper this well presented three bedroom family home is located in a quiet cul-de-sac position in the Buckinghamshire village of Cheddington and is welcomed to the market offering lounge, kitchen/breakfast room with french doors out onto a private rear garden, refitted bathroom allocated parking and garage.

Property Description

ENTRANCE

Double glazed window to side. Door to:

ENTRANCE HALL

Stairs rising to first floor. Understairs storage cupboard, wall mounted storage heater.

LOUNGE

Double glazed window to front aspect. Wall mounted storage heater, door to kitchen/diner.

KITCHEN/DINER

Double glazed window to rear aspect, double glazed double doors to rear. Wall mounted and floor standing units with roll edge work surface over, one and a half bowl stainless steel sink with mixer tap, built in oven and hob with extractor fan over, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, space for under counter fridge and freezer.

LANDING

Airing cupboard housing lagged water cylinder, access to loft space.

BEDROOM ONE

Double glazed window to rear aspect.

BEDROOM TWO

Double glazed window to front aspect. Wall mounted electric heater.

BEDROOM THREE

Double glazed window to front aspect. Wall mounted electric heater, built in bed with storage under.

BATHROOM

Frosted double glazed window to rear aspect. Refitted with panelled bath with shower over, low level w.c., wash hand basin, tiled walls and tiled floor, extractor fan.

OUTSIDE

GARAGE & PARKING

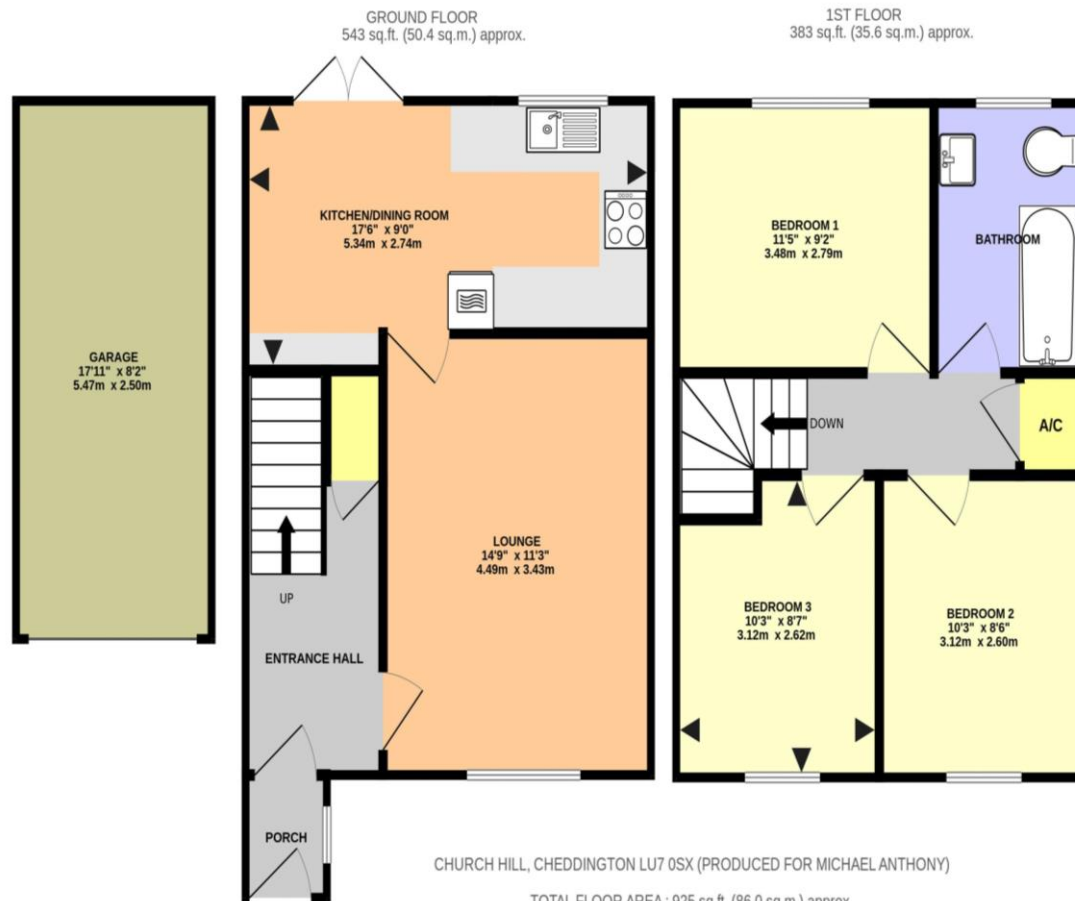
Garage in block, one allocated parking space.

FRONT GARDEN

Mainly laid to lawn with pathway to front door, flower and shrub border, storage area for bins.

REAR GARDEN

Mainly laid to lawn with patio area, outside tap, outside light, flower and shrub beds, side access to rear.



CHURCH HILL, CHEDDINGTON LU7 0SX (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 925 sq.ft. (86.0 sq.m.) approx.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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