



Church Hill, Cheddington Leighton Buzzard LU7 0SX



Situated in a popular residential setting in the sought-after Buckinghamshire village of Cheddington, this well-presented one-bedroom freehold house combines a practical layout with excellent outside space, allocated parking and convenient access to the village train station.

The property has recently benefited from significant energy-efficiency improvements, including a new air-source heat pump, new radiator heating system and new uPVC double glazing.

The front door opens into an entrance porch leading to the sitting room, with stairs rising to the first floor. The kitchen provides a range of wall and base units together with space for a cooker and washing machine, and gives direct access to the rear garden.

Upstairs is a generous double bedroom with fitted wardrobes and useful storage. There is also access to the partly boarded loft. The bathroom is fitted with a bath and shower over.

One of the property's strongest features is the south-facing rear garden, providing an attractive space for relaxing and entertaining. There is a patio beneath a pergola with a mature climbing grapevine, a low-maintenance garden area with established planting, a timber storage shed and gated rear access.

Externally, the property also benefits from allocated parking, together with additional visitor parking in the area.

Location

Cheddington is a popular Buckinghamshire village with a village shop, pubs, school, sports facilities and countryside nearby. Cheddington railway station is within walking distance and provides rail services towards London Euston and the north. Tring and Leighton Buzzard are both within easy reach for a wider range of shops and amenities.

Viewing is highly recommended to appreciate the combination of freehold ownership, garden, parking, village location and transport links.

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

- One-bedroom freehold house
- South-facing rear garden with patio, pergola and gated rear access
- Allocated parking
- Walking distance of Cheddington train station, village shop and pubs
- Well-presented home in a popular village location
- New UPVC double glazing
- New air-source heat pump and radiator heating system. Making this property extremely economical to heat
- Well presented home in a popular village location

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

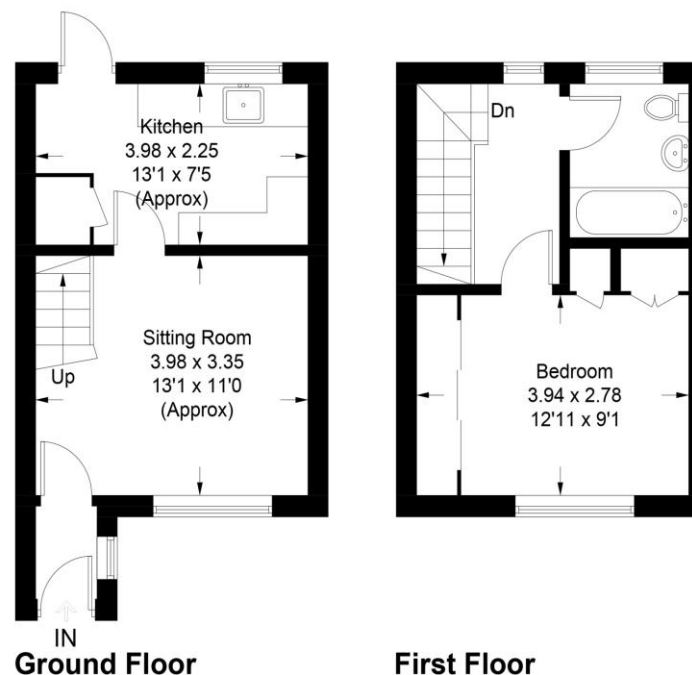
guide price

£249,950

A well-presented one-bedroom FREEHOLD home offering a south-facing garden, allocated parking and convenient access to Cheddington station. Recently improved with a new air-source heat pump, radiator heating system and uPVC double glazing.

Church Hill

Approximate Gross Internal Area = 47.6 sq m / 512 sq ft



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 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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