





Guide Price
£525,000

Situated on a private road in the heart of Cheddington this spacious two double bedroom detached bungalow offers a lounge and separate dining room, good sized kitchen/breakfast room, conservatory, enclosed gardens, garage and driveway parking and the added benefit of no onward chain.

Property Description

ENTRANCE

Double glazed door with matching side panel to Entrance Porch.

ENTRANCE PORCH

Tiled floor, glazed door and window to Entrance Hall.

ENTRANCE HALL

Radiator, access to loft space, door to garage and door to Dining Room.

DINING ROOM

Double glazed sliding patio doors to Conservatory, radiator, coving, door to Kitchen and opening to Inner Hall.

CONSERVATORY

Double glaze conservatory on a brick base with double glazed double doors to rear, wall light point.

KITCHEN

Fitted with a range of both floor and wall mounted units with roll edge work surfaces over, single drainer sink unit with mixer tap, built in oven and hob with extractor fan over, space for dishwasher, breakfast bar, radiator, part tiled walls, double glazed window and door to rear.

INNER HALL

Doors to Lounge, Bedrooms, Bathroom and W.C.

LOUNGE

A double aspect room with double glazed sliding patio doors to rear and double glazed window to side, brick fireplace with log burner, radiator, coving, three wall light points.

BEDROOM ONE

Double glazed window to front, radiator.

BEDROOM TWO

Double glazed window to front, range of built in wardrobes, radiator.

BATHROOM

Comprising of a panel bath with mixer tap and shower attachment, pedestal hand wash basin, tiled shower cubicle, tiled walls, radiator, double frosted glazed window.

SEPARATE WC

Low level WC, wash hand basin, radiator, part tiled walls, extractor fan.

OUTSIDE

FRONT GARDEN

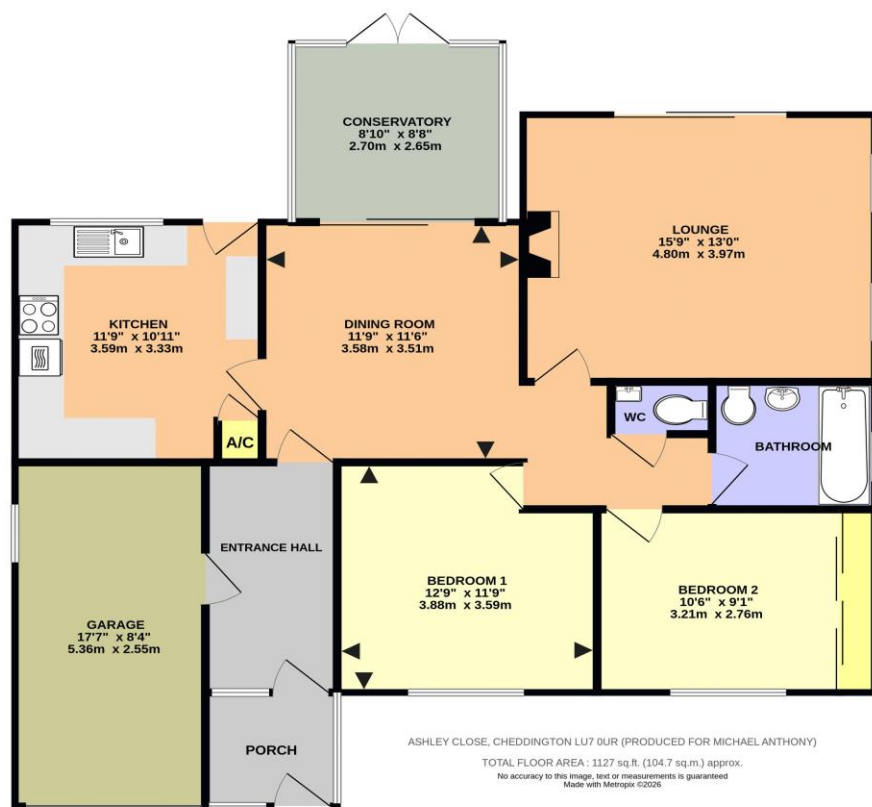
Lawn and shingled area with pathway to front and driveway providing hard standing leading to the garage.

REAR GARDEN

Extending to the side and rear the gardens are mainly laid to lawn with paved and shingled patio areas all enclosed by panel fencing, walling and mature hedging, timber storage shed, outside lighting and cold water tap, gated side access.

GARAGE

Up and over door with power and light, wall mounted gas boiler, double glazed window, personal door to Entrance Hall.



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

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