





Guide Price
£600,000

A beautifully presented four bedroom detached family home set in the popular village of Cheddington comprising generous lounge, open plan kitchen/dining/utility room with access onto the private rear garden, downstairs WC, family bathroom and ensuite shower room. Additionally, the property benefits from a garage and driveway parking.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Radiator. Opening to lounge and door to dining room.

CLOAKROOM

Low level w.c. wash hand basin, part tiled & panelled walls.

LOUNGE

A double aspect room with double glazed bay window to front and double glazed window to rear. Radiator.

DINING ROOM

Double glazed window to rear. Radiator, coving to ceiling, stairs to first floor with storage cupboard below, archway to kitchen.

KITCHEN

Fitted with a range of both floor and wall mounted units with work surface over. Range cooker with extractor fan over, integrated dish washer, single drainer sink unit with mixer tap. American-style fridge/freezer. Radiator. Recessed spotlighting. Double glazed windows to side and rear and double glazed door to garden.

UTILITY ROOM

Floor standing units with work surface over, plumbing for automatic washing machine. Space for tumble dryer. Radiator, coving to ceiling. Double glazed window to front.

LANDING

Access to partially boarded loft space. Airing cupboard housing gas combination boiler.

BEDROOM ONE

Double glazed window to side. Built in wardrobe, radiator, coving to ceiling. Door to:

ENSUITE SHOWER ROOM

Tiled shower cubicle, pedestal wash hand basin, heated towel rail, part tiled walls. Frosted double glazed window.

BEDROOM TWO

Double glazed window to side. Built in wardrobe, radiator, coving to ceiling.

BEDROOM THREE

Double glazed window to rear. Built in wardrobe, radiator, coving to ceiling.

BEDROOM FOUR

Double glazed window to front. Built in cupboard, radiator, coving to ceiling.

BATHROOM

Double glazed window. Four piece suite comprising ball and claw bath, tiled shower cubicle, wash hand basin with storage cupboard below and low level w.c. Part tiled walls, tiled floor, heated towel rail, radiator and coving to ceiling.

OUTSIDE

GARAGE

Up and over door, power and light. Window to rear aspect, courtesy door to passageway.

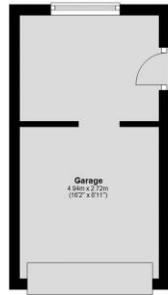
FRONT GARDEN

Driveway providing hardstanding leading to the garage.

REAR GARDEN

Mainly laid to lawn with paved patio area and enclosed by panel fencing, outside lighting, cold water tap and gated side access.

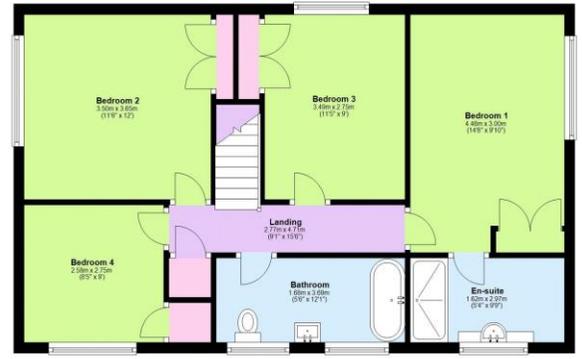
Outbuilding
Approx. 13.4 sq. metres (144.6 sq. feet)



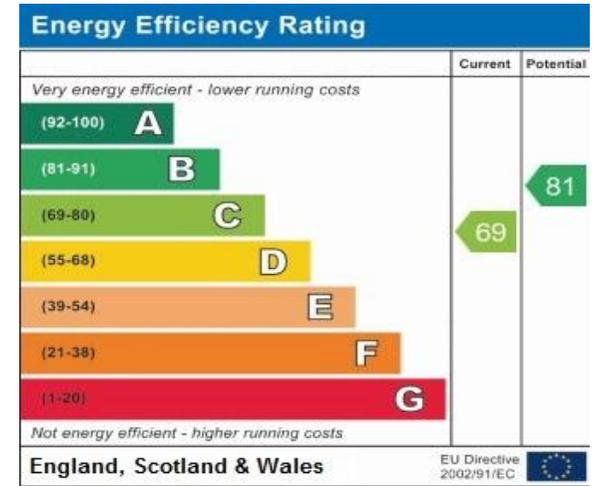
Ground Floor
Approx. 59.4 sq. metres (639.3 sq. feet)



First Floor
Approx. 65.4 sq. metres (704.3 sq. feet)



Total area: approx. 138.3 sq. metres (1488.2 sq. feet)
This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.



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