



## Church Hill

Cheddington Leighton Buzzard, LU7 0SX

Guide Price £400,000



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We are delighted to offer for sale this well-presented three bedroom mid-terraced family home, ideally positioned in a quiet spot in the highly sought-after Buckinghamshire village of Cheddington. The property offers bright, well-proportioned accommodation comprising: Porch, entrance hall, lounge, kitchen/dining room, conservatory, three bedrooms and a refitted family bathroom. Additional benefits include private rear garden, garage and allocated parking. Viewing is highly recommended.

### Location:

Cheddington is a charming and well-connected Buckinghamshire village, popular for its strong community feel, countryside walks and highly regarded schooling options, including local primary and Grammar schools. The mainline rail station offers a direct service to London Euston in under 45 minutes, making it ideal for commuters. The village benefits from a shop, two pubs, a village hall, and scenic surroundings - yet remains close to neighbouring market towns including Leighton Buzzard, Tring and Aylesbury.

### Ground Floor:

A composite front door opens into a welcoming porch, providing useful space for coats and shoes, and a further door leads into the entrance hall. The hall includes stairs rising to the first floor and a built-in storage cupboard under, with a door opening into the lounge. The lounge is a bright and airy room with space for a range of furniture, providing a comfortable and relaxing setting for the family to enjoy. To the rear of the property sits the impressive kitchen/dining room, which spans the full width of the home. The kitchen area is fitted with a range of wall and base level units, complemented by ample work surfaces, and includes spaces for a variety of appliances. To the opposite end, the dining area offers space for a family-sized dining table and benefits from a fitted sideboard providing additional storage. From here, double glazed sliding doors open into the conservatory, which enjoys pleasant views across the garden and offers an excellent additional reception space — ideal for use as a reading room, playroom, or simply a place to relax and enjoy the outlook.





### First Floor:

The first floor landing gives access to all rooms. The master bedroom sits to the rear and is a generous double room with views over the garden. Bedrooms two and three face the front aspect, both well-proportioned and suitable for use as additional bedrooms, a study, or dressing room as required. The family bathroom has been refitted with a modern three-piece suite comprising of a low level WC, vanity wash hand basin, and panel bath with shower over. The room is finished with stylish tiling to water-sensitive areas, creating a fresh and contemporary look.

### Outside:

To the front of the property is a neat lawn with a pathway leading to the front door, framed by mature borders that enhance the home's kerb appeal. The rear garden features a paved patio ideal for outdoor dining and entertaining, with a generous lawn beyond, bordered by established shrubbery. The garden is fully enclosed by panel fencing and includes a gate providing rear access to the parking area, where there is an allocated parking space. The property also benefits from a garage in a nearby block, offering additional parking or storage.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 897 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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