





**Guide Price
£400,000**

A modern two bedroom detached chalet bungalow centrally located within Cheddington and offered to the market with no upper chain. The property benefits from driveway parking for two cars, ensuite shower room to main bedroom and private rear garden. Ideally located at the foot of the Chilterns, the sought after village of Cheddington offers excellent schooling through the Cheddington Combined School and also benefiting from being within Grammar School Catchment as well as benefiting from local amenities such as the local shop, two village pubs and various sport and leisure clubs. Cheddington train station provides easy access to London Euston (40 minutes) and also Milton Keynes Station (18 minutes) as well as being a short drive to the A41.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Doors to lounge, bathroom and bedroom two, radiator, stairs rising to first floor.

LOUNGE

Double glazed door and windows to rear. Radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, single drainer stainless steel sink with mixer tap, plumbing for dishwasher and washing machine, space for cooker with extractor fan over, space for fridge freezer, radiator, wall-mounted gas boiler.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with shower attachment over, low level WC, wash hand basin, heated towel rail.

BEDROOM ONE (First Floor)

Two double glazed Velux windows to rear. Two radiators, door to en-suite, built-in wardrobe.

EN-SUITE

Tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

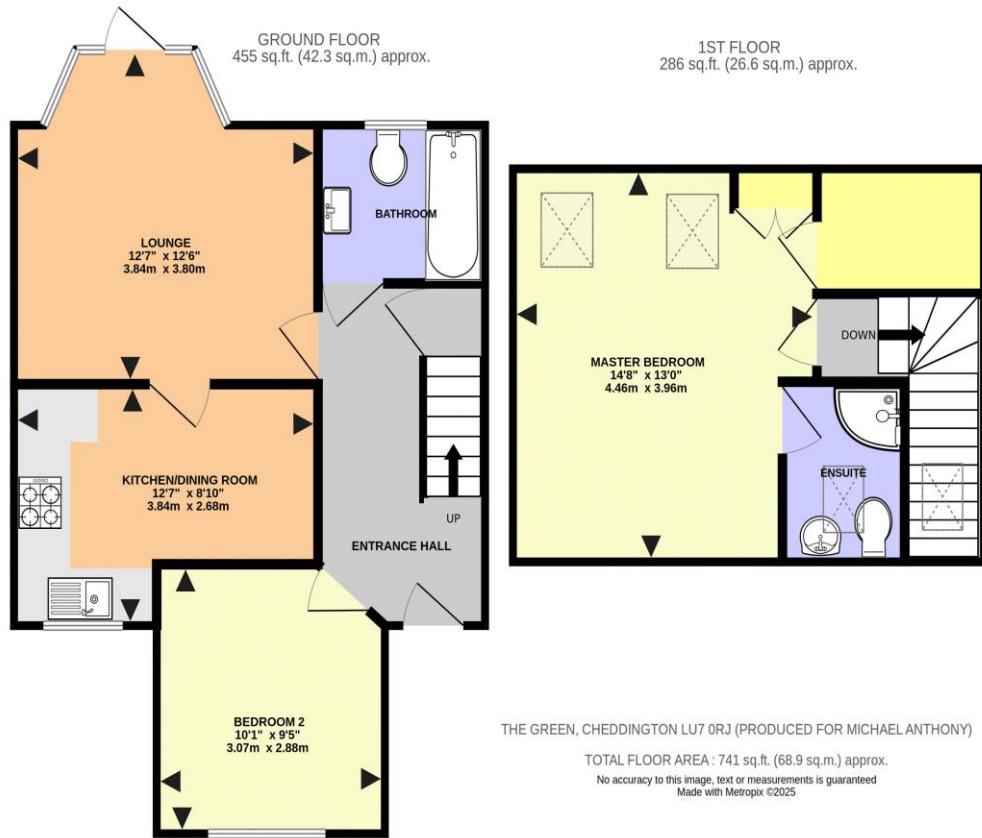
OUTSIDE

FRONT GARDEN

Path to front door, driveway parking for two cars.

REAR GARDEN

Patio area with lawn area leading to shingled area, side gated access, enclosed by panel fencing.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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