



30a Church Hill  
| Cheddington | Buckinghamshire | LU7 0SY



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Williams Properties are delighted to welcome to the market this well presented two bedroom house in the popular village of Cheddington, Buckinghamshire. Located within walking distance of rail links to London Euston, the property would suit any commuter looking for village home life. The property consists of an entrance porch, lounge/diner, kitchen, two bedrooms and a bathroom. Outside there is a rear garden and allocated parking space.

## Offers in excess of £305,000

- Two Bedrooms
- Well Presented Throughout
- Cul-de-sac Location
- Ideal Commuter Home
- Village Location
- Two Village Pubs
- 15 Minute Walk to Train Station
- Viewing Highly Recommended

### Location

Cheddington is a picturesque village set within Buckinghamshire, in close proximity to the A41. There are a number of local amenities set within the village, such being two local pubs, Cheddington County Combined School, local shop, village hall and a train station linking with London Euston. The County town of Aylesbury is approximately 10 miles away and Leighton Buzzard is approximately 6 miles, both of which offer a comprehensive range of amenities.

### Council Tax

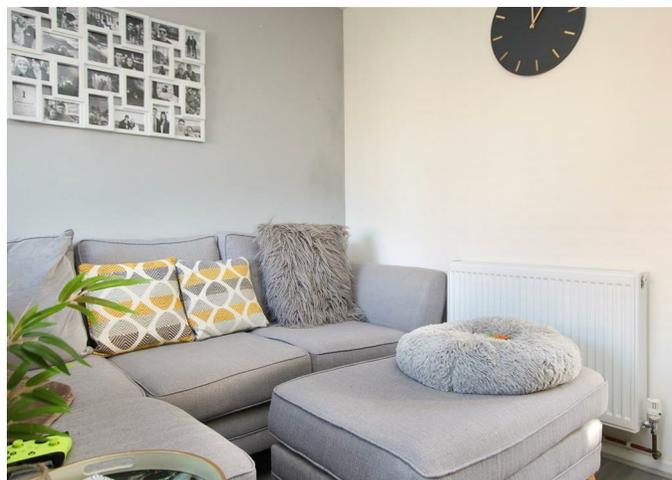
Band C

### Local Authority

Buckinghamshire County Council

### Services

Mains water, drainage and electric. Oil heating.



The village of Cheddington offers a local shop, Church, two public houses and Cheddington Combined Primary School. Cheddington train station runs to London Euston in approx 46 minutes. It is within 15 minutes walking distance from Church Hill, proving perfect for a commute to London.



### Entrance

Enter via the front door into the porch with an entrance into the lounge/diner.

### Lounge/Diner

Lounge/diner consists of wooden effect flooring, window to the front aspect, an opening to the kitchen, and stairs rising to the first floor landing. There is space for a three piece suite and dining set.

### Kitchen

Kitchen consists a range of wall and base mounted units, with roll on worktops. Inset oven and electric hob. Stainless steel sink, draining board and mixer tap. There is space and plumbing for a washing machine and dishwasher, with space for a fridge/freezer. There is a window to the rear aspect and a door leading to the rear garden.

### First Floor

Carpeted stairs rise to the first floor landing. There are doors leading to both bedrooms and the bathroom.

### Bedroom One

Bedroom one consists a window to the front aspect and a walk in wardrobe area. There is space for a king-sized bed and other bedroom furniture.

### Bedroom Two

Bedroom two consists of a window to the rear aspect. There is space for a bed and other bedroom furniture.

### Bathroom

Bathroom suite consists tiles to splash sensitive areas and a window to the rear aspect. There is a panelled bathtub with an over head shower, hand wash basin and low level WC.

### Rear Garden

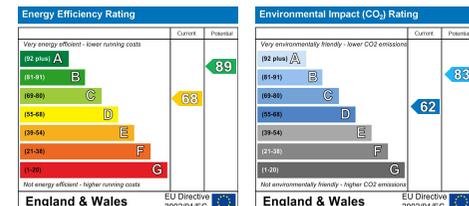
Enclosed rear garden with patio leading from the kitchen and grass laid to the remainder. There is a wooden gate to the rear of the property for rear access.

### Parking

There is one allocated parking space to the rear of the property.

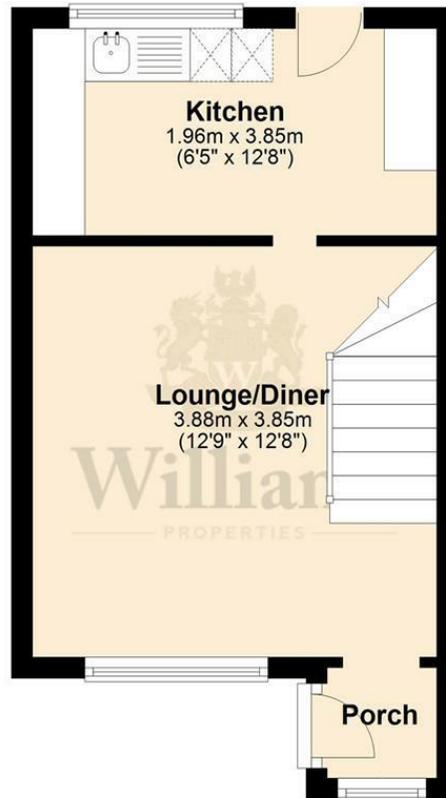
### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



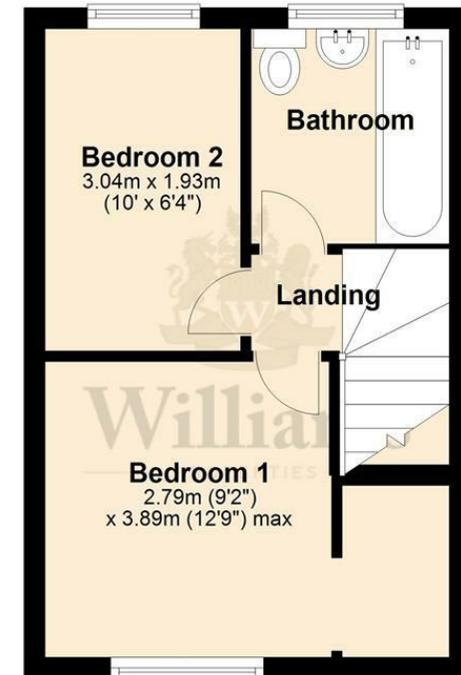
## Ground Floor

Approx. 24.1 sq. metres (259.1 sq. feet)



## First Floor

Approx. 22.8 sq. metres (245.1 sq. feet)



Total area: approx. 46.8 sq. metres (504.2 sq. feet)

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 & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.