



Castles

New Street  
Cheddington, LU7 0RL



# New Street Cheddington, LU7 0RL

**£475,000**  
(Freehold)

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Situated in the heart of Cheddington, this home provides easy access to Cheddington train station servicing London Euston.

 3  2  2  3 Plus Garage

Entering the property, you are greeted by the well maintained kitchen with butler sink and recently replaced oven and dishwasher. Beyond the kitchen sits a lovely bright lounge leading into the conservatory.

Upstairs 3 well balanced bedrooms are serviced by the family bathroom and en suite to the master bedroom.

To the rear is a surprisingly spacious garden, a rarity for modern builds, complete with a delightful summer house.

To the front of the property is the garage along with 3 additional driveway parking spaces.

Cheddington benefits from fantastic schooling with both the village school and being positioned with Aylesbury grammar catchment. Other benefits include 2 pubs, shop and a mixture of clubs and societies.

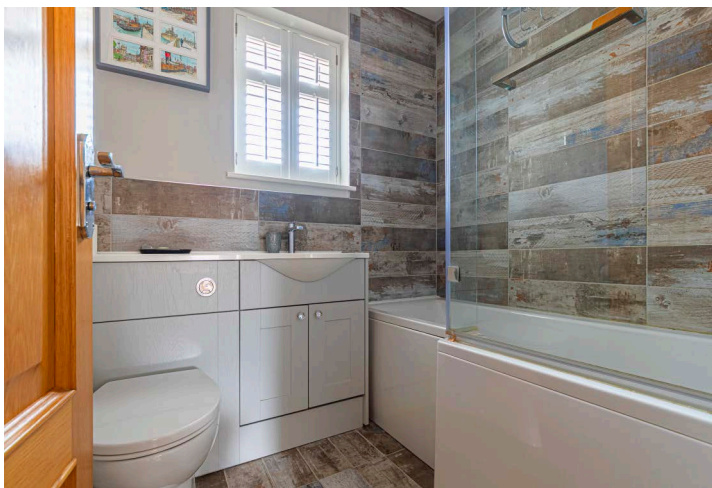
## Specifications

- 3 bedroom family home
- Conservatory
- Summer house/office
- Driveway parking
- Garage
- School catchment area
- Planning permission granted for single storey extension and loft conversion





Planning permission for a single storey extension and loft conversion (Plans available)



**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

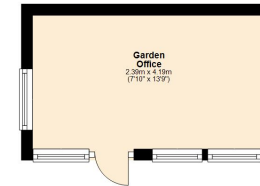
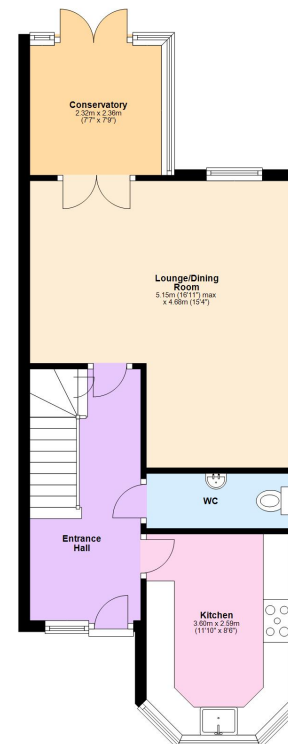
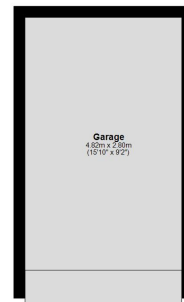
**Tenure: Freehold**

**Council Tax Band: D**

**EPC Rating: C**

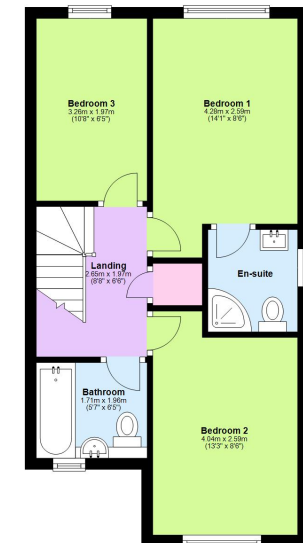
**Ground Floor**

Main area: approx. 47.4 sq. metres (510.5 sq. feet)  
Plus garages, approx. 13.5 sq. metres (145.5 sq. feet)  
Plus outbuildings, approx. 10.0 sq. metres (107.8 sq. feet)



**First Floor**

Approx. 39.6 sq. metres (426.1 sq. feet)



Main area: Approx. 87.0 sq. metres (936.5 sq. feet)

Plus garages, approx. 13.5 sq. metres (145.5 sq. feet)  
Plus outbuildings, approx. 10.0 sq. metres (107.8 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

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