

Connells

Church Hill
Cheddington Leighton Buzzard

Church Hill
Cheddington Leighton Buzzard LU7 0SX

for sale
£375,000







Property Description

Offered to the market with NO UPPER CHAIN, this well-presented three-bedroom family home is situated in a peaceful cul-de-sac within the highly sought-after Buckinghamshire village of Cheddington.

The accommodation comprises an entrance hall, a spacious lounge and a fitted kitchen/dining room with French doors opening onto the private rear garden, creating an excellent space for both everyday living and entertaining.

To the first floor are three bedrooms, including two doubles and a versatile third bedroom with built-in storage, all served by a modern refitted family bathroom.

Outside, the property benefits from an attractive front garden and a private enclosed rear garden featuring a patio area, lawn and mature planting. Additional advantages include side access, a garage in a nearby block and an allocated parking space.

Cheddington is a popular village offering a strong community feel, well-regarded schooling, local amenities, two village pubs and excellent transport links. The village train station provides direct services to London Euston and Milton Keynes, while the nearby A41 offers convenient road connections for commuters.

For more information or to arrange a viewing, please contact Connells today.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Entrance Hall

Reception Room

Kitchen / Diner

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Front Garden

Rear Garden

Garage











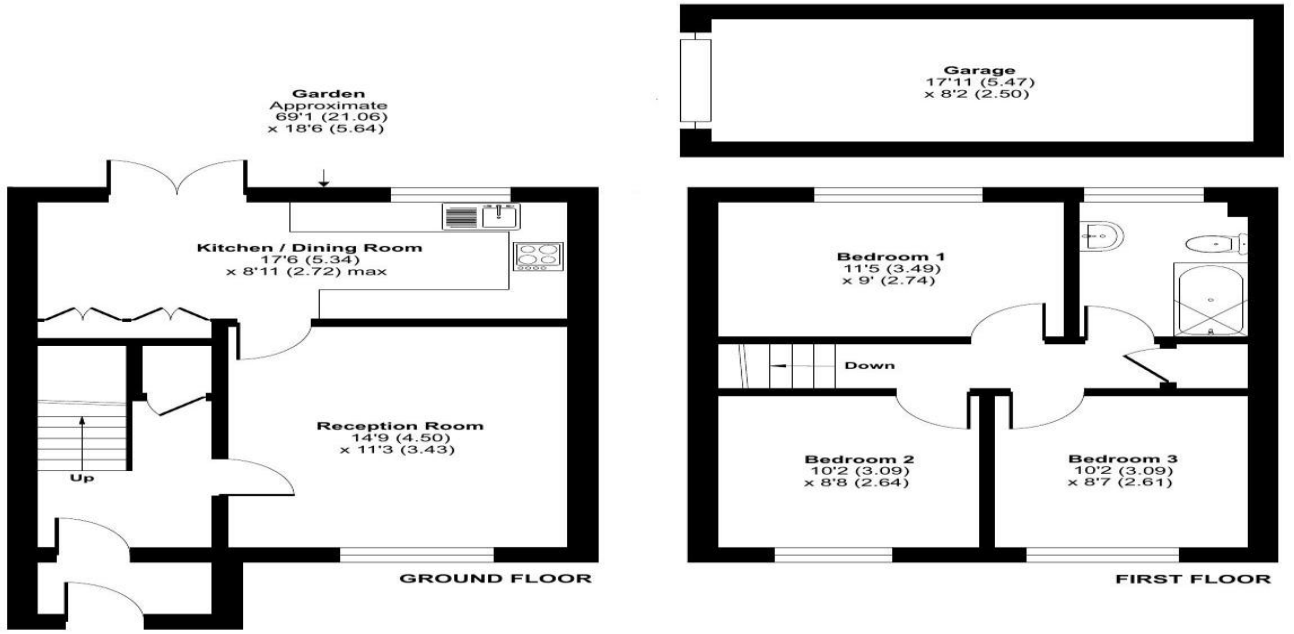






Church Hill, Cheddington, Leighton Buzzard, LU7

Approximate Area = 834 sq ft / 77.4 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 981 sq ft / 91 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Flyp Homes Limited. REF: 1536079

To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311820

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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