



Brownlow Lane | Cheddington | Leighton Buzzard | LU7 0SS

Asking Price £460,000

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We are proud to present this well-presented three-bedroom semi-detached family home in the sought after village of Cheddington. Featuring a bright living room, modern kitchen/dining room, stylish newly fitted shower room, private rear garden, driveway and a garage. Walking distance of the school, pubs and train station with links to London Euston, ideal for families and commuters alike.

- A beautifully presented three bedroom semi detached family home with a complete upper chain.
- Recently fitted contemporary high spec shower room with walk-in shower.
- Single garage providing parking, storage or conversion potential.
- Excellent local amenities just minutes away on foot including two pubs, shop, a school and countryside walks.
- Enclosed, low-maintenance rear garden with patio.
- Bright and comfortable living room with open fireplace.
- Ideal family home on a quiet cul-de-sac with good commuter access.
- Direct rail services from Cheddington train station to London Euston.

Welcome to Brownlow Lane

The property is set back from the road behind a neatly maintained front garden, mainly laid to lawn with established planting and a mature tree providing an attractive outlook. A paved pathway leads to the front entrance, while a private driveway runs alongside the property giving access to the garage. The frontage presents a classic and well-proportioned appearance, with a window to the front elevation allowing plenty of natural light.

Entrance Hall

The property is entered via a welcoming and well-presented entrance hall, finished in neutral tones. The hall provides access to the principal ground floor rooms and staircase rising to the first floor. There is useful under-stairs storage, ideal for coats and household items.

Sitting Room

13'9" x 11'3" (4.21 x 3.43)

A comfortable and well-proportioned living room featuring a large front-facing window that allows plenty of natural light to fill the space. The room is finished in neutral décor with carpeting and offers ample space for a range of seating and living furniture. A central feature open fireplace with stone mantle piece provides an attractive focal point, while glazed double doors lead through to the kitchen/dining room.





Kitchen/Dining Room

17'5" x 10'4" (5.32 x 3.17)

A bright and well-designed open kitchen/dining room fitted with a range of contemporary shaker-style units, complemented by wood-effect work surfaces and attractive tiled splash backs. The kitchen is well equipped with integrated appliances including a double oven, hob with extractor above, dishwasher and space for further appliances, while the sink is positioned beneath a window overlooking the rear garden. The dining area provides ample space for a family table and chairs and benefits from patio doors opening directly onto the garden, making it ideal for everyday living and entertaining.

Landing

The first-floor landing provides access to all three bedrooms and the family bathroom. There are several storage cupboards including the airing cupboard, there is also access to the loft.

Bedroom One

11'2" x 9'8" (3.41 x 2.96)

A well-proportioned double bedroom positioned to the front of the property, benefiting from a large window that allows plenty of natural light. The room is finished in neutral décor with fitted carpeting and offers ample space for bedroom furniture. Built-in storage provides practical wardrobe space, making this a comfortable and functional principal bedroom.

Bedroom Two

9'8" x 9'4" (2.97 x 2.87)

A comfortable double bedroom enjoying a pleasant outlook and plenty of natural light from a rear-facing window looking over the garden. The room is finished in neutral décor and provides ample space for a double bed and additional bedroom furniture.

Bedroom Three

8'3" x 7'4" (2.52 x 2.25)

A versatile third bedroom currently arranged as a home office, benefiting from a front-facing window that provides good natural light. The room is finished in neutral décor. Could also be used as a single bedroom, nursery or dressing room.

Shower Room

A newly refitted modern and well-appointed shower room fitted with a contemporary white suite comprising a walk-in shower with glazed screen, wash hand basin set within a vanity unit and WC. The room is finished with under floor heating, recessed ceiling lighting and a heated towel rail, while windows provide natural light and ventilation.

Garden

The property enjoys a well-proportioned and enclosed rear garden, mainly laid to lawn and bordered by established planting and fencing, providing a good degree of privacy. A paved patio area sits directly to the rear of the house, offering an ideal space for outdoor seating and entertaining. The garden is level and low maintenance, making it well suited to families, while also providing plenty of potential for further landscaping if desired.

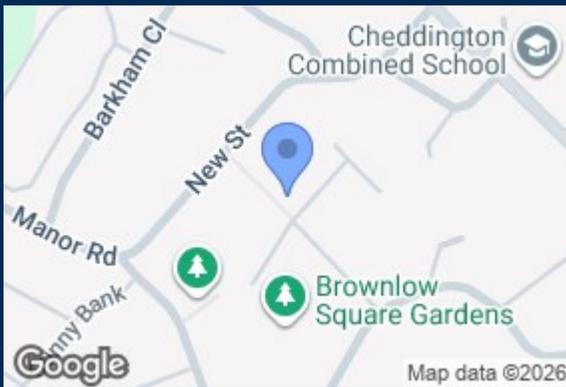
Driveway

The property benefits from a driveway providing off road parking, further parking is available on the road if required. Benefitting from an EV electric car charging point which could be available.

Garage

17'1" x 7'10" (5.23 x 2.39)

The property benefits from a single garage, providing secure parking or useful additional storage, and is accessed via the driveway, or via a door from the garden. Up and over door, power and lighting.



Approximate Gross Internal Area
 Ground Floor = 39.2 sq m / 422 sq ft
 First Floor = 38.8 sq m / 418 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 90.7 sq m / 977 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	75	 A (02-10) B (01-09) C (00-08) D (00-04) E (00-04) F (01-08) G (1-20)	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	

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