



Ponies Close, Cheddington Leighton Buzzard LU7 0FY



This bright and spacious three-bedroom semi-detached home offers comfort, style, and a fantastic setting for family life. Presented in excellent condition throughout, the property welcomes you with an inviting hallway, leading into a generous lounge where French doors create a seamless connection to the rear garden, perfect for entertaining or relaxing in the sunshine.

The well-appointed kitchen and dining room boasts a range of quality wall and base units, complemented by integrated appliances, and enjoys French doors out to the garden, ideal for al fresco dining during warmer months. Upstairs, there are three good-sized bedrooms include a principal bedroom complete with an en suite shower room, while the family bathroom provides modern fixtures. The private rear garden is mainly laid to lawn with paved patio area adjacent to the rear of the property, excellent backdrop for children to play or for hosting gatherings, the front garden is laid to lawn with a paved path leading to the front door. A private driveway offers convenient parking. The house is available to purchase 45% (or more) on the shared ownership scheme. The property is also available to purchase 100%.

Location

Cheddington itself is renowned for its friendly community spirit and is surrounded by breathtaking countryside, including the Grand Union Canal a paradise for dog walkers, cyclists, and nature lovers. The village features a well-kept green at its heart with a children's play area, an Ofsted-rated primary school, church, convenience shop, and two welcoming pubs. For commuters, Cheddington railway station, just half a mile from the centre, offers regular services into London Euston and to destinations in the North, making this an ideal base for both work and leisure.

Agents Note

This property is currently under shared ownership in conjunction with Bromford Housing Association who have criteria for any purchase, the advertised price is for the sellers 45% share. £591 per month is paid to the Housing Association as rent for the retained share. Service Charge is £40 pcm. Please contact with Bromford Housing Association for guidance on purchase requirements. In addition, Bromford Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 45% share and the remaining 55% share from Bromford Housing Association providing a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.





welcome to Ponies Close, Cheddington Leighton Buzzard

- 45% shared ownership (up to 100% available to buy)
- Sought after Buckinghamshire village close to amenities
- Remainder of New Build warranty
- Driveway for two cars
- Three bedrooms semi-detached

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 480.00

Ground Rent: Ask Agent

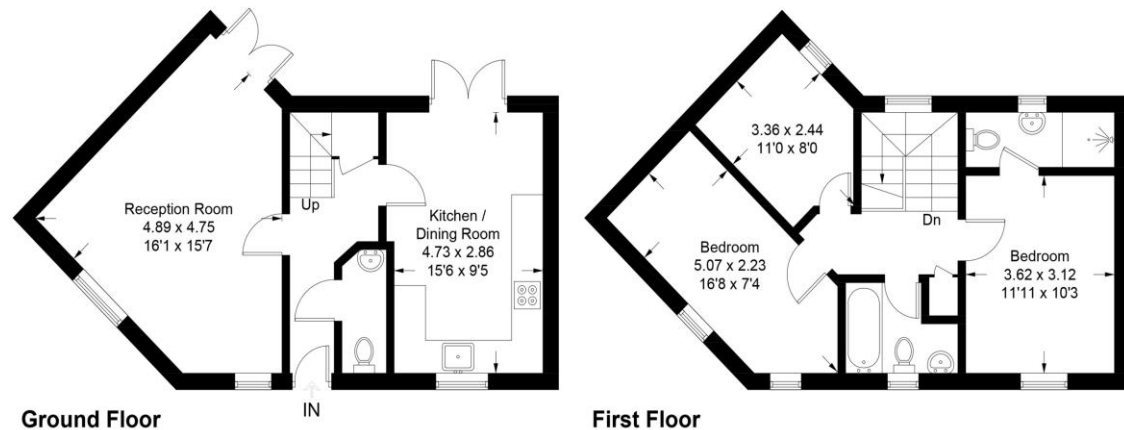
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£211,500

A rare opportunity to purchase a superb, modern three bedroom semi detached home on the 'shared ownership' scheme. The property is beautifully presented and still under warranty. Up to 100% available to purchase.

Ponies Close

Approximate Gross Internal Area = 85.4 sq m / 919 sq ft



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 and compass bearings before making any decisions reliant upon them. (ID1312254)

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Property Reference:
TRG108633 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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