



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

Bromford Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 45% share plus the remaining 55% share of the property from Bromford Housing Association. The advertised price is for the 100% Freehold. Service Charge is £40.00 pcm. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.





welcome to Ponies Close, Cheddington Leighton Buzzard

- Shared Ownership property available to
- Staircase to 100% ownership on Completion, Freehold on
- completion or similar.
- 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

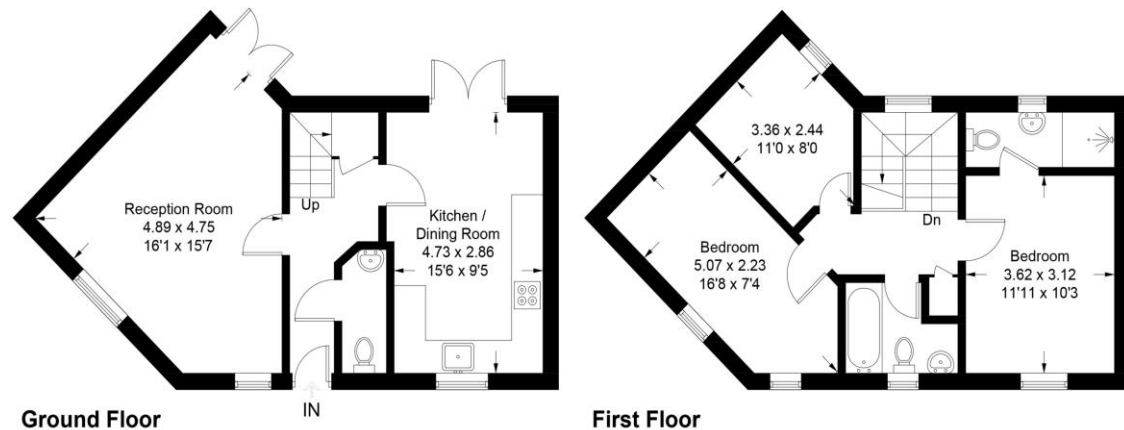
Ground Rent: Ask Agent

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.

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.

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:
TRG109049 - 0002

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