



Chalton Heights

Chalton,
Bedfordshire, LU4 9UF
£450,000

country
properties

This semi detached chalet style home is set within a village cul-de-sac. Extended to the ground floor, the accommodation includes a living room with feature fireplace, open plan dining area, versatile separate reception room (study or playroom perhaps?), fitted kitchen/breakfast room and cloakroom/WC. The four piece family bathroom with bath and separate shower is set on the half landing, and there are three bedrooms to the first floor. With southerly aspect, the enclosed rear garden features a block paved seating area with steps leading up to the raised lawn whilst parking is provided via the integral garage with driveway to front. Convenient for commuters, Junction 11A of the M1 is just 1.5 miles and Harlington mainline rail station is within 3.9 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts and matching sidelight. Stairs to half landing. Opaque double glazed window to side aspect. Part opaque double glazed door and sidelight to:

ENTRANCE HALL

Stairs to first floor landing. Arched internal window to study. Open access to kitchen/breakfast room. Part glazed door to:

LIVING ROOM

Feature fireplace surround housing living flame effect gas fire. Wood effect flooring. Radiator. Open access to dining area. Part glazed French doors to:

STUDY

Double glazed window to front aspect. Radiator. Wood effect flooring.

DINING AREA

Double glazed French doors to rear aspect

with matching windows to either side. Radiator. Wood effect flooring. Part glazed door to:

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap, and six ring gas hob with extractor over. Tiled splashbacks. Built-in electric double oven. Integrated dishwasher. Space for fridge/freezer, washing machine and tumble dryer. Small breakfast bar area. Floor tiling. Radiator. Part opaque double glazed door to side aspect. Door to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and tiled splashback. Radiator. Extractor. Recessed spotlighting to ceiling. Floor tiling.

HALF LANDING

Double glazed window to side aspect. Stairs to first floor landing. Door to:



FAMILY BATHROOM

Opaque double glazed window to side aspect. Four piece suite comprising: Bath with mixer tap, shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Tile effect flooring.

FIRST FLOOR

LANDING

Hatch to loft. Doors to all bedrooms.

BEDROOM 1

Double glazed window to rear aspect. Radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

OUTSIDE

FRONT GARDEN

Raised lawn with shrub borders. Steps leading up to front entrance door. Gated side access to rear garden.

REAR GARDEN

Immediately to the rear of the property is a block paved patio seating area with steps

leading up to lawned garden. Garden shed. Various trees and shrubs. Enclosed by fencing with gated side access.

GARAGE

Part opaque glazed double opening wooden doors.

OFF ROAD PARKING

Hard standing driveway providing off road parking and access to garage.

Council Tax Band: D(i).

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

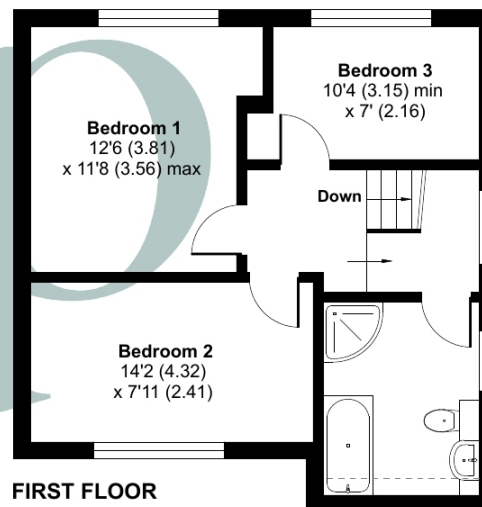
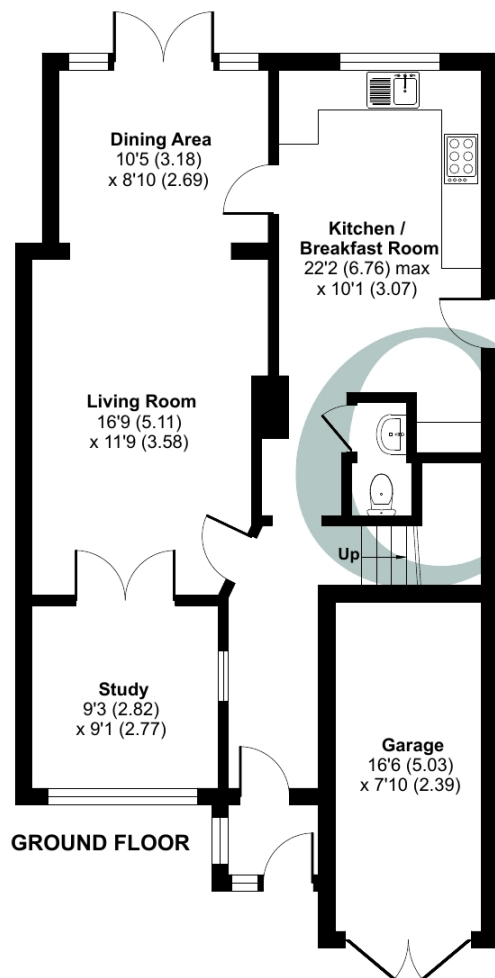
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 1217 sq ft / 113 sq m
Limited Use Area(s) = 7 sq ft / 0.6 sq m
Garage = 121 sq ft / 11.2 sq m
Total = 1345 sq ft / 125 sq m
For identification only - Not to scale

Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1184723

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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