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you to **sell** or **let** your property?
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Temptation comes in many forms...



Chesham
OFFERS IN EXCESS OF £550,000

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Located in a cul-de-sac position just outside of the town centre of Chesham and within catchment for the sought after Chesham Grammar School. A mature, four bedroom family home which is offered for sale in superb decorative order with a stunning principal bedroom with ensuite. Driveway and wonderful Southerly facing rear garden.



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Total area: approx. 130.7 sq. metres (1406.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





This beautifully presented semi-detached property with Karndean flooring boasts an excellent central location and offers the added benefit of a driveway and parking.



Ground Floor
The front door opens to a beautiful, light-filled hallway which leads to the main semi open plan reception spaces that serve as the heart of the home. From here, elegant doorways lead you into the thoughtfully designed kitchen with base and eyelevel kitchen cupboards and a further door leading into an open plan living/diner with bi-fold doors out onto the landscaped garden. Each space offering its own unique charm and functionality.

First Floor
The landing area at first floor level has doors opening to the first 3 bedrooms and to the family bathroom which has been fitted with a well appointed three piece suite with shower over bath and an integrated utility space. Stairs from the first floor rise to the second floor landing.

Second Floor
The pièce de résistance is the principal bedroom/dressing area with Bespoke built-in wardrobes installed and a large window giving elevated views over the landscaped gardens to the rear. This serene retreat features its own private ensuite complete with a sleek, modern shower—offering comfort, privacy, and a touch of luxury.

Outside
At the front of the property, a shared driveway splits to the left, offering the added benefit of a private parking space. A pathway leads to the front door and continues along the side of the property, providing access to the rear garden. The front garden is primarily laid to lawn, complemented by a variety of shrubs. To the rear, the garden boasts an extensive non-slip Porcelain patio, seamlessly connected to the interior via bifold doors. This leads to a beautifully tiered garden spread across three levels—two of which are laid to lawn. An additional sandstone patio area is perfectly positioned for enjoying sundowners and entertaining guests, all surrounded by a well-established mix of mature shrubs, flower beds, and borders.

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The Location
Chesham is renowned for its broad range of primary and secondary schools in both the public and private sectors, including Chartridge Combined School, Chesham Preparatory School and Chesham Grammar. The town offers multiple shopping facilities and amenities with its pedestrian High Street including Waitrose and Sainsbury's. The nearby town of Amersham and Berkhamsted provide a further range of shops and boutiques. Chesham has a Metropolitan line station linking with the Chiltern line at Little Chalfont serving Baker Street and Marylebone stations respectively. Nearby Berkhamsted station offers services to London Euston. Chesham offers many facilities to suit all, including, Lowndes Park, open-air swimming pool, the Elgiva Theatre, Chartridge Golf Club. Nearby the Ashridge Estate with approximately 5,000 acres of woodland, commons and chalk downs is perfect for exploring.

Agents information for buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
 2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
 3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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