

01923 270 666  
Kings Langley, Abbots  
Langley & Watford:  
01442 822 210  
Property  
Management  
01442 879 996  
Berkhamsted Select  
& Country Homes:  
01442 828 222  
Ting, Wendover,  
Aylesbury & Villages:

Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# Chesham

GUIDE PRICE

£485,000

Located in a highly regarded cul-de-sac location and offered to the market with no upper chain. A fully refurbished semi detached bungalow which is offered for sale in excellent condition with three bedrooms, open plan lounge diner and refitted kitchen and bathroom. Additionally there is driveway parking and a detached garage with the rear section converted to a treatment room.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

**Ground Floor**  
Approx. 87.0 sq. metres (936.1 sq. feet)



Total area: approx. 87.0 sq. metres (936.1 sq. feet)



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





A rare chance to purchase a bungalow with scope to convert the attic and extend to the side and rear STNP.



#### The Property

The front door opens to the entrance hall which has doors opening to all accommodation. At the rear of the property is a large lounge/diner which boasts bi-folding doors opening directly to the raised timber deck which has lovely elevated views over the valley. The refitted kitchen is also at the rear of the property with door opening to the raised decking, two windows to the side and fitted with a high specification range of base and eye level units. Two of the three bedrooms have windows overlooking the front while the third bedroom has a window to the side. The refitted bathroom boast a bath with shower unit and screen over, wc and vanity wash basin.

#### Outside

There is an area laid to shingle to the front providing off road parking with a lawned area and pathway leading to the front door. Hardstanding driveway to the side provides further off road parking with a gate leading down to the detached garage with metal up and over door, power and light. An internal door from the garage opens to the home treatment room which has a window to the side, power, light and fully plastered walls and ceiling.

#### 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.

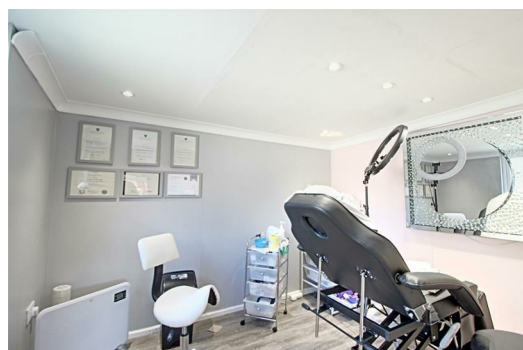
Agents Information For Buyers

[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

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.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)