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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...

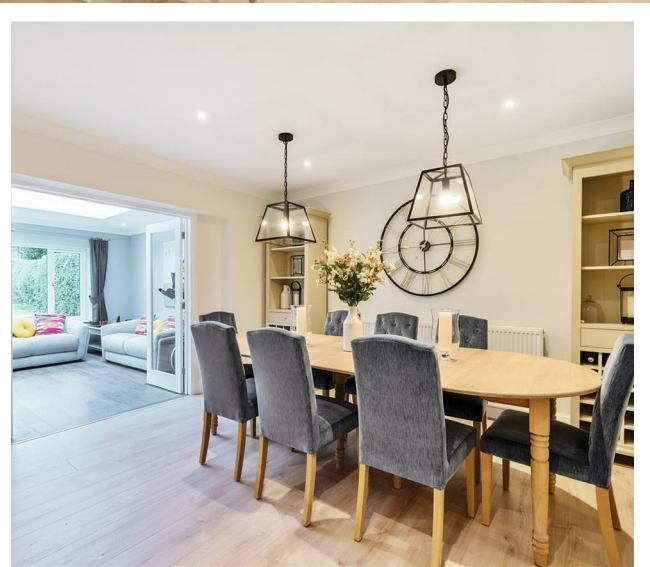


# Chesham

OFFERS IN EXCESS OF

£800,000

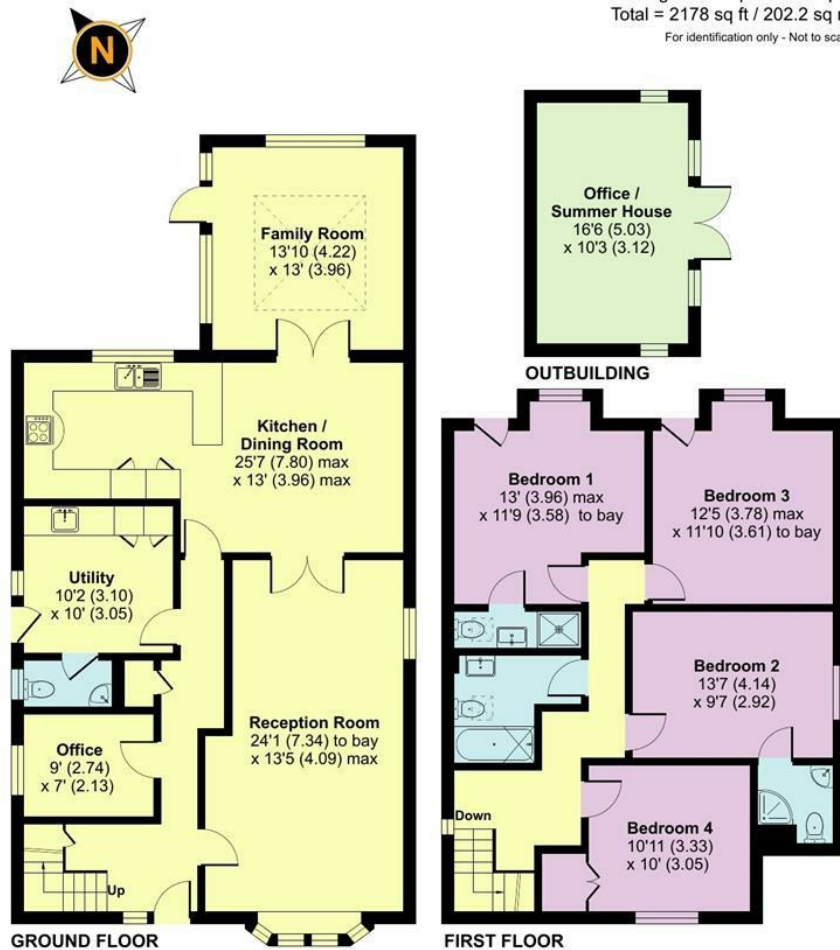
More than meets the eye! A stunning detached family home measuring in excess of 2000 sq ft with a large main reception room, open plan kitchen/dining room and family room. Additionally there are 4 good size bedrooms, three bathrooms a dedicated utility room, study and garden cabin.



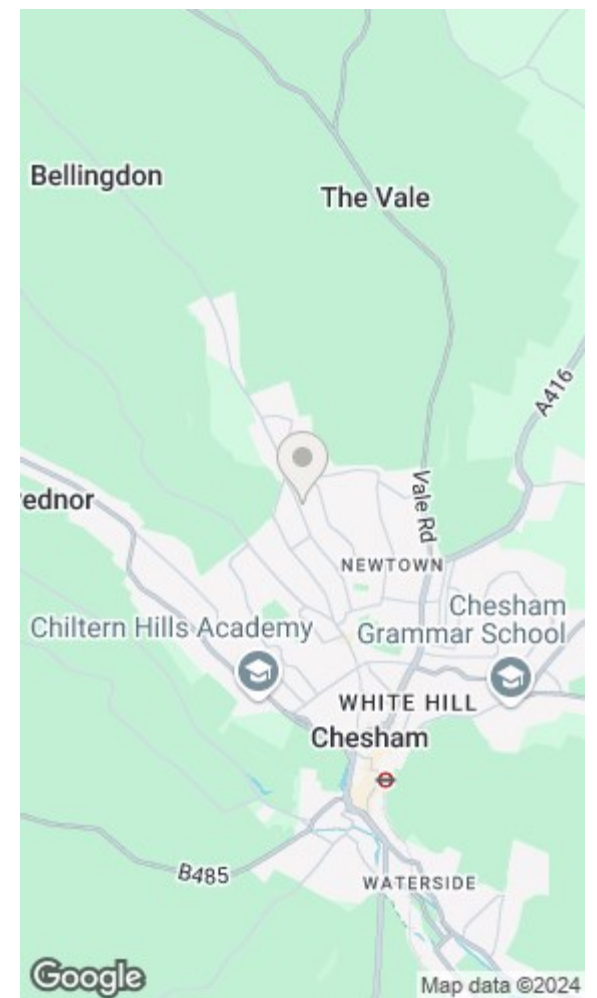
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## Ridgeway Road, Chesham, HP5

Approximate Area = 2007 sq ft / 186.4 sq m  
 Outbuilding = 171 sq ft / 15.8 sq m  
 Total = 2178 sq ft / 202.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1190698



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	85		

Energy Efficiency Rating: 79 (Current), 85 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: Current and Potential ratings are not visible in the provided image.





A wonderful family home on a good size plot in a peaceful residential setting.



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#### Ground Floor

A light and airy entrance hall welcomes you into the property with doors opening to the ground floor accommodation and stairs rising to the first floor landing. To the right hand side is a magnificent main reception room which measures in excess of 24 ft in length and has double doors opening to the well proportioned kitchen/dining room which extends the full width of the property and is fitted with a comprehensive range of base and eye level units with solid granite work tops which also incorporate a breakfast bar area. There is a window overlooking the rear garden and double doors opening to the family room which has a large roof lantern to allow light to flood this space. There is a dedicated utility room which has a door opening to the side and a door to the ground floor cloakroom which is fitted with a two piece suite.

#### First Floor

The first floor landing has doors opening to all four bedrooms and to the family bathroom which is fitted with a white three piece suite to include a panelled bath, low level wc and wash basin with a Velux window to the side. Bedroom four overlooks the front while bedrooms one and two both benefit from ensuite shower rooms. Bedroom three provides excellent views over the rear garden.

#### Outside

The front driveway is laid to gravel with a grass garden area to one side. There is flagstone pathway to the front and extending to the side where there is pedestrian access to the rear garden. Directly to the rear of the house is a generous flagstone patio area with has a pathway leading to the rear boundary where there is a high specification garden cabin which is fully insulated with power and light.

#### 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

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 principle.
  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.
- Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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