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Chesham

OFFERS IN EXCESS OF £500,000

Chesham

OFFERS IN EXCESS OF

£500,000

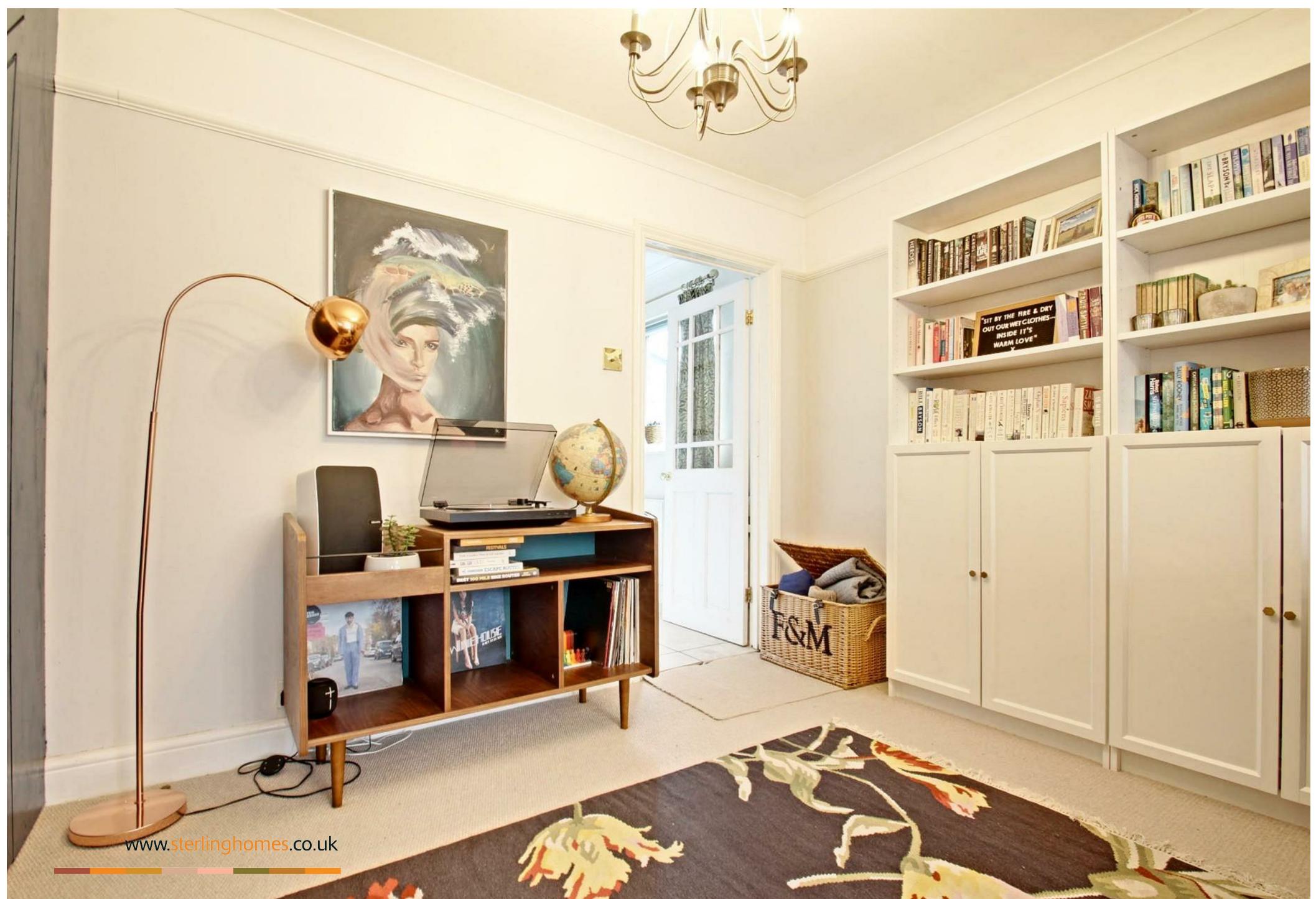
A stunning Victorian villa on a lovely tree lined road only minutes walk from the amenities of the High Street and the train station with accommodation boasting a 22 ft living room and 17ft kitchen/dining/family room.



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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---|---|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | B | 86 | |
| (81-91) B | C | 60 | |
| (69-80) C | D | | |
| (55-68) D | E | | |
| (38-54) E | F | | |
| (21-38) F | G | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | EU Directive 2002/91/EC | |





Excellent scope to convert the attic space STNP.



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The Location

Chesham is a popular old market town within the Chilterns and positioned at the end of the Metropolitan Line providing a fast rail service into the West End and City of London (Baker Street approx. 55 minutes). The town provides a busy pedestrianised high street, featuring a twice weekly market selling local produce, specialist individual shops and national retailers including Waitrose, Boots and Sainsburys. In addition, the Elgiva theatre/cinema offers a regular programme whilst Lowndes Park includes a lake, child's playground and immediate access to the surrounding countryside which forms part of the Chilterns Area of Outstanding Natural Beauty. Chesham Station is approximately 0.9 miles from the property and access to the motorway network can be found at nearby Hemel Hempstead (M1), Chorleywood (M25) and Beaconsfield (M40).

Education In The Area

The area is also recognised for its highly regarded schooling at both primary and senior level including the acclaimed Chesham Grammar School and the renowned Dr Challoner's Grammar Schools. Independent schooling is also well catered for with Chesham Preparatory School (mixed), The Beacon School (Boys) and Heatherton House School (girls) locally for nursery to Year 8: whilst senior schooling can be found at Berkhamsted School (Boys and Girls), Royal Masonic (Girls) & Pipers Corner (Girls).

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 the bank account the most up to date balances.
3. Passport photo ID for ALL connected purchasers.

Unfortunately, we will not be able to progress negotiations on any proposed purchase without this information.

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Ground Floor

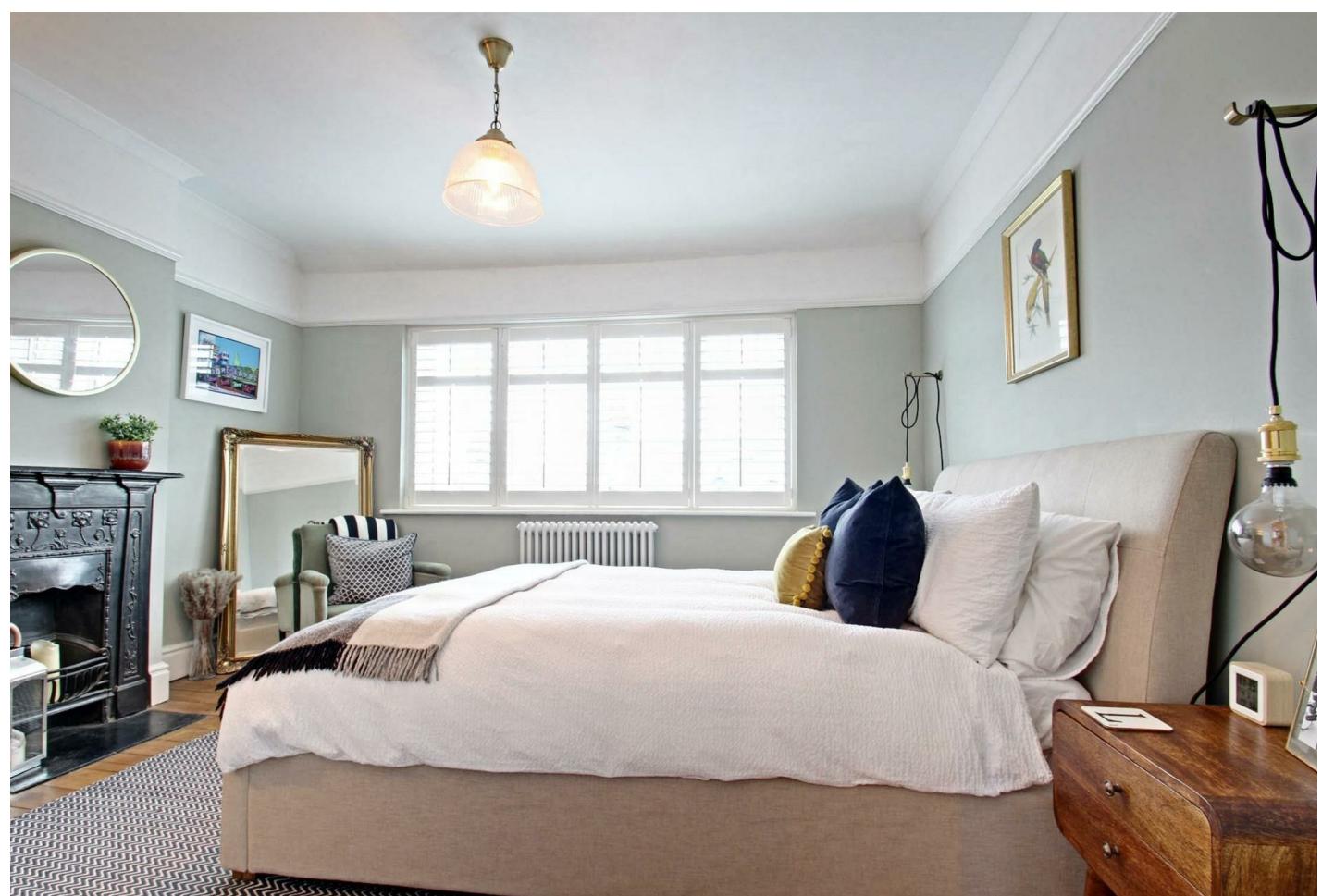
A storm porch leads to the front door which opens to the most wonderful of reception rooms. With a full height bay window to the front the main reception room boasts a period fireplace with decorative tiled surround and stairs rising to the first floor landing which has had both storage cupboards and wine rack built in under. From here a door opens to an inner lobby which has a window to the side and a door leading to a spacious family bathroom which has been fitted with a white four piece suite including walk in double width shower cubicle and separate panelled bath. A second door from the inner lobby opens to the most fabulous of family kitchens which is an ideal space for entertaining. With ample space for dining table and chairs a large central island breakfast bar is further complimented by a range of base and eye level units. Natural light floods this space by means of two Velux windows to the side, a window to the rear and French doors opening to the rear garden.

First Floor

A spacious landing area has doors opening to all three well proportioned bedrooms with one over-looking the rear, one with a window to the side and the main bedroom positioned at the front of the house. From the landing an hatch opens to an attic space of which similar properties have converted into a principal bedroom suite with ensuite bathroom so offers the buyers of this home further possibility for enlargement.

Outside

There is a small enclosed garden area to the front of the property with raised bed and step to the front door. There is the possibility of converting this area into driveway parking for one car STNP. The rear garden is an undoubted feature of this property boasting a Southerly aspect. Mainly laid to lawn the garden has an Indian sandstone patio directly to the rear of the house with a second area further up the garden as a evening space to wine and dine and benefit from getting the very last rays of the sun on summer evenings. Towards the rear boundary is a timber framed garden shed while access down the side to the front of the property.



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