



**Upper Belmont Road, Chesham HP5 2DH**



**welcome to**

**Upper Belmont Road, Chesham**

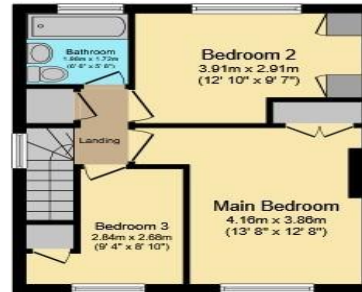
Come and view this outstanding THREE bedroom extended family home offering, driveway parking, fully insulated out house and a large plot to the side of the home offering ample potential to extend STPP.





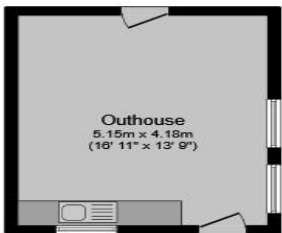
### Ground Floor

Floor area 46.3 sq.m. (498 sq.ft.) approx



### First Floor

Floor area 37.0 sq.m. (399 sq.ft.) approx



### Outbuilding

Floor area 7.1 sq.m. (77 sq.ft.) approx

Total floor area 90.4 sq.m. (973 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by Focal

### Reception Room

12' 4" max x 12' 3" max ( 3.76m max x 3.73m max )

### Kitchen/diner

18' 3" x 9' 3" ( 5.56m x 2.82m )

### Hallway

### Utility Room

### W C

### Bathroom

### Bedroom 1

13' 8" max x 12' 8" max ( 4.17m max x 3.86m max )

### Bedroom 2

12' 10" max x 9' 7" max ( 3.91m max x 2.92m max )

### Bedroom 3

9' 4" max x 8' 10" max ( 2.84m max x 2.69m max )

### Outbuilding

16' 11" x 13' 9" ( 5.16m x 4.19m )

welcome to

## Upper Belmont Road, Chesham

- THREE BEDROOM FAMILY HOME
- KITCHEN/DINER
- UTILITY ROOM & WC
- SPACIOUS LOUNGE
- FIRST FLOOR FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

**£500,000**



**view this property online** [brownmerry.co.uk/Property/CSM102964](https://www.brownmerry.co.uk/Property/CSM102964)

Please note the marker reflects the postcode not the actual property



Property Ref:  
CSM102964 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
brown & merry



**01494 775650**



[chesham@brownmerry.co.uk](mailto:chesham@brownmerry.co.uk)



3 Market Square, CHESHAM, Buckinghamshire,  
HP5 1HG



**[brownmerry.co.uk](https://www.brownmerry.co.uk)**